S.F.DIST. MISSION. NEWSPAPER REFERENCES
1949-1967

SAN FRANCISCO DISTRICTS

MISSION. NEWSPAPER REFERENCES

S.F. DISTRICTS. MISSION. SUBJECT HEADINGS.

Book nos.
Miscellaneous.
Buildings.
Centennial, see
Centennial Celebration.
1950.
Centers.
Churches.
Crime.
Development.
Ethnics.
Festivals.
Graffiti.
Health.
Merchants.
Mission Coalition.
Mission Rebels.
Murals.
Schools.
The White Gang. see under
S.F. White Gang. Mission.
District. 1946.
Youth.

Districts. Mission

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S.F. Dist. Mission

710 P54 v.1 Oct. 25, 1906, p.6

S.F. Districts. Mission.

"The growth of San Francisco's Mission District"
New San Francisco Magazine, April 1907, p.47-
(f51 C122)

S.F. Districts; Mission

"The Mission Warm Belt"
San Francisco Observer, Jan. 15, 1916, p.67

Districts. Mission. 1949

1. Mission Miracle Mile celebration
S.F.News; Nov.17,1949 p.25-32
[complete section devoted to Mission Dist., and "Miracle Mile" event and celebration. Good dist. business adds.]

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SAN FRANCISCO TRAVS

Districts. Mission

Mission district celebrates golden anniversary.
S.F. Progress: May 7-8, 1958 p.6

Districts. Mission.

1st inst. "Mission area founded as U. S. Independence declared."
S.F. Bulletin: Sept. 29, 1924, p.10.

2nd inst. "Two Pubblos made one by connecting highway."
S.F. Bulletin: Sept. 30, 1924, p.7.

3rd inst. "Mission famed in fifties for fine theings it offered to eat."
S.F. Bulletin: Oct. 1, 1924, p.8.

SAN FRANCISCO TRAYS

Districts. Mission.

4th inst. "Woodward's garden is boon for Mission."
S.F. Bulletin: Oct. 2, 1924, p.10.

5th inst. "Many sure to recall that convenient car ticket.
S.F. Bulletin: Oct. 3, 1924, p.7.

6th inst. "Mission Dolores."
S.F. Bulletin: Oct. 4, 1924, p.5.

SAN FRANCISCO TRAYS

Districts. Mission.

7th inst. "Dorland left his bench to defy losers in court'
S.F. Bulletin: Oct. 6, 1924, p.5.

8th inst. "One horse wagon was used to patrol the district'
S.F. Bulletin: Oct. 7, 1924, p.6.

9th inst. "Nightingale, famous cafe of the old times."
S.F. Bulletin: Oct. 8, 1924, p.11.

SAN FRANCISCO TRAYS

Districts. Mission.

10th inst. "Creek waters once reached 16th and Mission Streets.
S.F. Bulletin: Oct. 9, 1924, p.12.

11th inst. "Jolson played Mission before Broadway; Jackie Coogan product of district also."
S.F. Bulletin: Oct. 10, 1924, p.12.

12th inst. "First baseball game in Calif. played in Mission.
S.F. Bulletin: Oct.11, 1924, p.5.

SAN FRANCISCO TRAYS

Districts. Mission.

13th inst. "Much of Mission growth is due to Merchants' Association."
S.F. Bulletin: Oct. 13, 1924, p.6.

SAN FRANCISCO TRAYS

District of the Mission District

Sunnyside

Watching the sun coming to view over Mt. Diablo and shining across the waters of San Francisco Bay is just one of the sights you may enjoy by owning a home here. Monterey Blvd. (zoned for business), forming the outlet from Mission St. to Westwood Park, Westwood, Highlands, Monterey Highlands, Mount Davidson Manor and St. Francis Wood, runs through the center of this district. The New Balboa Park, comprising about 98 acres, provides a delightful playground for the residents. San Francisco's new drive is extended to show this delightful park. Sunnyside is indeed what the [illegible]". See it now!

SAN FRANCISCO TRAYS

Districts New Mission District

Ocean View

Some of our oldest inhabitants lived in Ocean View. It was the only "stopping point" on this side of Valencia and 28th Sts. The district, bounded by Westwood Park, Ingleside Terrace, Mission St., beautiful Lake Merced, seemed to stay "dead" for a period of 25 years. Then the "M" car boomed things up a bit. Investors were appreciably rewarded. Nov. 1, 1927, the service was extended straight to the Ferry. "Thirty Minutes to the Ferry" is the slogan now used in selling property. With an easy southerly slope, it presents an ideal site for homebuilding. That interest is enhanced when one sees the beautiful view of Lake Merced and the [illegible] Watch it grow!

SAN FRANCISCO TRAVE

Districts New Mission District

Mission Terrace

The heart of the old "Bernal Rancho" is in this attractive district. The old home (being the third oldest house in San Francisco) still stands on the corner of Ocean Ave. and Alemany Boulevard. San Jose Ave., the westerly boundary, is an old thoroughfare the padres used to travel from the Mission Dolores to Monterey Mission and others en route to Mexico. With an historical background such as this, what wonder that this district has developed into a beautiful home park with detached homes and landscaped lawns? For future value: (1) The new Balboa High School, with a seating capacity of 3000, just being completed; (2) being bounded by the New Balboa Park, offering playground advantages to prospective home owners; (3) Its proximity to the "Heart of the New Mission District" with its excellent shopping, theater and transportation advantages. Visit it today!

SAN FRANCISCO TRAVE

Districts - New Mission District

Longfellow

The district from the county line to the Crocker Amazon Park on either side of Mission to San Jose Ave., the Guadalupe Range, forming the background of a gentle slope towards Mission St. provides attractive homesites; well-known builders, taking advantage of that fact, have built and readily sold tracts such as Lindhome Manor, Homestead Manor No. 1. Homestead Manor No. 2 is now under construction. Two years ago the New State Theater was built, forming the nucleus of a shopping and business district. At the present time lots can be bought at a reasonable figure and an attractive home is within the reach of the medium-priced [illegible]

SAN FRANCISCO TRAVE

DISTRICTS, Missio

"But all me, how do you bound the district?"
He thought out a map and
"Forward Street east, Twen
Oaks, the [illegible] Islais Creek,
Street, [illegible]
A woman entered the office and
asked her:
"That's what you call the Mis-
sion, isn't it, Mamie?"
"It is," she replied.
"Wait a minute," I exclaimed.
A friend tells me that folk living
on the south side of Dolores ave-
nue—old Ridely street—to a point
west of Devisadero street actually
live in the Mission." I mulled. "But
that's north of Market street."
"He's right. But that's accord-
ing to an old survey," Mr. Mar-
shall declared.

SAN FRANCISCO TRAVE

MISSION DISTRICT. NEWSPAPER REFERENCES

Mission Dist: Growth to 'Miracle Mile'
San Francisco Call-Bulletin, Jan. 23, 1956

Rolling Hills of Outer Mission.
Call Bulletin, March 12,1956

Close-Up of the Mission.
Chronicle, April 30, 1962, p.1

A Place of Many Voices.
Chronicle, May 1, 1962, p.1

Old Days in the Mission
Chronicle, May 2, 1962, p.1

Mission's Sturdy Relics
Chron. May 2, 1962, p.11

New Buildings Rise Above Dowdy Streets.
Chronicle, May 4, 1962, p.12

The Mission District's Changing Face.
Chronicle, May 5, 1962, p.5

Workingman's Yacht Harbor
The Argonaut, March 23,1968,p.3

Model City. Poll Starts in Mission.
The Argonaut, March 23,1968

A Mission In-Depth Study
Chronicle, Dec. 2,1969, p.4c5

Mission: Those proud sons of the Mission District.
Exam. & Chron. California Living, Nov. 14, 1965

Mission Sidewalk Job Hailed.
Exam. & Chron. Sept. 19, 1971, Sec. A, p.18

A Glimpse of the Mission.
Exam. & Chron. Calif. Living, March 26,1972

City Planners rebuffed in Mission too.
San Francisco Progress, April 5,1972, p.1c5

Shifting Winds of Ethnic Change.
Exam. June 19,1972, p.1

Districts. Mission. Centennial celebration.1950

see

Centennial Celebration. Mission District. 1950

SAN FRANCISCO TRAYS res

SEP 16 1950

S.F. DISTRICTS. MISSION. CENTERS.

The Hoskins Home for Delinquents. 1326 Valencia St.
Home opens for Mission delinquents.
Exam. Mar. 9, 1972, p.16.c.1.
Progress, Mar. 10, 1972, p.1.c.5.

Union Social Center: Mission Latinos' conflict.
Exam. July 13, 1972, p.5.c.1.

Mission adult education center a step closer.
Exam. July 23, 1977, p.4.c.2.

S.F. DISTRICTS. MISSION. CENTERS.

Neighbors lose out on halfway house (Dolores & 28th)
Exam. Sept. 23, 1977, p.4.c.1.

Mission Cultural Center: The heat's on in the Mission.
Exam. Aug. 13, 1980, p.B-1.c.1.

Helping oneself (Our House of Concerned).
Exam. May 12, 1981, p.aB-1.c.1.

S.F. DISTRICTS. MISSION. CENTERS.

Renne to push Mission District soccer field.
Chron. May 25, 1984, p.2.c.6.

New Mission Rec Center opens (2450 Harrison St.)
Prog. fEb. 8, 1984, p.B8.c.3.

15-year dream opens its doors: shining new Mission
rec center. Exam. Feb. 15, 1984, p.zA-3.c.1.

S.F. DISTRICTS. MISSION. CENTERS.

Mission home for alcoholic mothers OKd,
Exam. Jan. 4, 1985, p.B-4.c.1. (2261 Bryant St.)

Districts Mission Churches
The lord is their shepherd.
Chron. Dec 22, 1963 P.4, C.2 (Margot Doss Column)

Districts. Mission. Crime.

1. A gang's terror in the Mission.
Chron. Apr. 25, 1969. p. 1. c. 1.

Districts. Outer Mission. Crime. Killer rampage.

1. Killer's crazed rampage in SF--big manhunt.
Chron. Jan. 14, 1970. p. 1. c. 8.
2. Killer nabbed in Lafayette; 2 slain. (Ray Scott).
Exam. Jan. 14, 1970. p. 1. c. 8.

Districts. Mission. Mission Neighborhood Health Center

Mission clinic now faces budget cut
Chron. Nov. 13, 1975. p.21.c.5.

DISTRICTS. Mission
[Mission street Merchants Association]

Historical sketch of the district.
The S.F. Progress, California Centennial number
October 21-22,1948

SAME: S.F. Clippings, vol. 5, p.26,27

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SAN FRANCISCO TRAYS

DISTRICTS. Mission. 1952

1. The Mission street Merchants Coupon company, celebrating 40th anniversary.
S.F.News (special Mission edition)
April 2, 1952 (20 pages of facts and pictures)

APR 25 1952 rcs

SAN FRANCISCO TRAYS

S.F. DISTRICTS. MISSION. MERCHANTS.

Merchants pick officers.
News Call, Jan. 5, 1965, p.14.c.1.

Latin merchants fight to save the Mission. (Assn. of Latin-American Businessmen). Exam. Dec. 6, 1971, p.3.

The Mission District: land of milk, honey for the city's shoppers.
Chron. Feb. 19, 1973, p.15.c.1.

Crime.

Districts. Mission. 'Revolutionaries'.

1. Six nabbed with arsenal on Diamond St.
   Exam. Nov. 11, 1970. p. 1. c. 5.
2. Arsenal checked for blast link.
   Chron. Nov. 12, 1970. p. 3. c. 1.
3. Conspiracy charge in arms cache. Six rebooked.
   Chron. Nov. 14, 1970. p. 7. c. 1.

Districts. Mission. Fight crime.

1. Federal aid to fight Mission District crime.
   Chron. Mar. 11, 1972. p. 2. c. 1.

Crime.

Districts. Mission. Cop wounded in gun battle, gunman dies

1. Escaper from San Mateo county jail wounds cop, shoots self.
   Chron. April 6, 1972. p. 1. c. 1.

Districts. Mission Development. 1958

1. Mission Neighborhood Plan
   Center Director's Program
   S.F. Chron. Sept. 14, 1958 p 17
   [redacted]

SAN FRANCISCO TRAY.

Crime.
Districts. Mission. Murder at the bar.

1. Death at a corner tavern (Jerry Butler's). (John Crowley and Marta Summers).
   Exam. Feb. 6, 1970. p. 1. c. 1.
2. Gunman kills 2 in Mission bar--holdup fails.
   Chron. Feb. 7, 1970. p. 3. c. 1.

Crime.
Districts. Mission. Girl strangled.

1. Young girl found strangled on Sharon St. (Marion Long).
   Chron. Feb. 26, 1970. p. 8. c. 2.
2. Mission District murder suspect arrested (Luke Oliver).
   Chron. Feb. 28, 1970. p. 36. c. 1.

Crime.
S.F. Districts. Mission. Los Siete Trial.

1. A challenge opens Los Siete trial.
   Chron. May 19, 1970, p.3, c.1

Crime.
Districts. Mission. Baseball bat killing.

1. Ex-spouse held in bat killing here. (Carlos Gonzales)
   Exam. May 25, 1970. p. 15. c. 4.

Districts. Mission. Development.

Blueprint for revival--report offers Mission new hop
Exam. Oct. 4, 1974. p.6.c.1.

Plan for rehabilitation of the Inner Mission
hron. Oct. 5, 1974. p.2.c.6.

Districts. Mission. Development.

Victorian enclave foils an intrusive parking lot
Chron. Jan. 10, 1975. p.25.c.1.

The Hill Street people ban together to save an era
Exam. Jan. 10, 1975. p.8.c.1.

Districts. Mission. Outer. Development.

Reviving the outer Mission
Exam. & Chron. Jan. 26, 1975. p.6.Calif. Living.

Outer Mission demands a share of federal funds.
Exam. Feb. 14, 1975, p.2.c.7.

2 Mission groups push for rezoning. - Capp, Bartlett Sts. Exam. Feb. 21, 1975, p.5.c.1.

A rezoning vote favors residences in the Mission.
Chron. May 23, 1975, p.5.c.6.

S.F. DISTRICTS. MISSION. DEVELOPMENT.

Planners eye Mission highrise.
Prog. Aug. 26, 1981, p.A-3.c.7.

How the Mission developed. (Kevin Starr col)
Exam. Oct. 19, 1981, p.E-4.c.1.

The larger Mission District. (Kevin Starr.
Exam. Oct. 20, 1981, p.E-2.c.1.

Ground broken for housing in Mission.
Prog. July 13, 1984, p.20. Real Estate Guide.

S.F. DISTRICTS. MISSION. DEVELOPMENT.
Mission Model Neighborhood Corp.

1. Supervisors OK plan to upgrade Mission St.
Chron. May 4, 1971. p. 5. c. 5.

Mission sidewalk job hailed.
Exam/Chron. Sept 19, 1971, p.18.c.1.

S.F. DISTRICTS. MISSION. DEVELOPMENT.

Mission zoning hearing.
Prog. Mar. 29, 1972, p.1.c.6.

Dispute over height limits in Mission.
Exam. Mar. 31, 1972, p.22.c.1.

Gonzales on highrise for Mission District.
Chron. Apr 1, 1972, p.26.c.6.

City planners 'rebuffed' in Mission too.
Prog. Apr 5, 1972, p.1.c.5.

Districts. Mission. Mission District Housing Development Corp.

1. Low interest: new loans for Mission homes
Exam. Aug. 9, 1972. p.1.c.1.

2. Home repair: easy loans for Mission Dist.
Chron. Aug. 10, 1972. p.2.c.6.

Districts. Mission. Development.

Remedies for ailing Mission District
Exam. July 9, 1974. p.2.c.1.

Mission District. ~~Renewal.~~ Development.

1. A rally to stop renewal.
   Exam. Dec. 16, 1966, p.8, c.1

2. Mission still firm against renewal.
   Exam. Dec. 17, 1966, p.1, c.1

3. Supervisors kill MIssion District renewal project.
   Chron. dec. 20, 1966, p.1.c.1.

4. Renewal foes lose a round in the Mission.
   Exam. Jan. 24, 1967, p.16.c.1.

SAN FRANCISCO TRAYS

S.F. DISTRICTS. MISSION. DEVELOPMENT.

Public hearing on Mission renewal plan.
Exam. Mar. 7, 1967, p.11.c.1.

New tack on Mission renewal.
Exam. Mar. 20, 1967, p.1.c.1.

A turbulent defeat for Mission plan.
Chron. Mar. 28, 1967, p.1.c.2.

New proposal on Mission renewal.
Chron. Mar. 8, 1968, p.4.c.7.

Development.
Districts. Mission. Housing on old brewery site.

1. OK on Mission housing-- on Regal brewery site.
   Chron. Mar. 12, 1970. p. 45. c. 5.

Low rent plan for housing project on brewery site.
Chron. Jan. 5, 1971, p.2.c.1.

S.F. DISTRICTS. MISSION. DEVELOPMENT.
Mission Model Neighborhood Corp.

1. Hearing set on gripes in the Mission.
   Chron. Jan. 19, 1971. p. 2. c. 4.
2. New model cities plan is announced for Mission.
   Chron. April 21, 1971. p. 52. c. 1.
3. Joyous OK for model Mission plan.
   Chron. April 22, 1971. p. 2. c. 7.
4. Mission renewal plan gets speedy approval.
   Exam. April 22, 1971. p. 17. c. 1.
5. Model Cities vote set.
   SF Progress. April 25, 1971. p. 1. c. 4.

Mission District. ~~Study of~~ Development.

1. Mission merchants ask city for study of district.
News-Call Bulletin, Nov. 13, 1962, p.14, c.1

Mission district's destiny.
Exam. May 31, 1964, p.28.c.8.

Mission District . Development.
How transit plan could transform the Mission.
Chron Feb 25, 1966 P.22 C.4

Mission rehabilitation. Economic changes in corridor.
S.F. Progress May 11-12, 1966 p.1 c.1

Mission District . Development.
The Inner Mission's future.
Exam June 13, 1966 p.21 c.1

Bottom falls out of Mission renewal plan.
Exam June 16, 1966 p.17 c.6

Mission's wee hour debate.
Exam June 30, 1966 p.1 c.1

Survey grant impasse. Mission renewal.
S.F. Progress Oct 5-6, 1966 p.1 c.1

SAN FRANCISCO TRAYS
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Mission District. ~~xxxxxxxxxxxx~~ Development.

1. A creeping threat to 5000 Mission dwellings.
Chron. Oct. 12, 1966, p.4, c.1

Mission's flat 'no' to compromise.
Chron. Oct. 15, 1966, p.1.c.8.

Mission renewal delayed.
Prog. Oct. 19-20, 1966, p.1.c.1.

A new foe for Mission slum drive.
Exam. Dec. 10, 1966, p.24.c.1.

Districts Mission. Development Card #1

1 Mission: How it will be in 1980
SF Exam 12-5-60 p 17
[redacted]

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2 Mission Developers See New Hope in Subway Under Area
SF Examiner 12-6-60 p 18 Sec I

3 Look to the Future — Report on Mission District's Problems
SF Examiner 1-17- 61 p 1 c 3

SAN FRANCISCO TRAYS

Districts Mission District Development.

Mission Rebirth---A Spanish Center?
SF Examiner, 3-22-62 p 11 c 7

SAN FRANCISCO TRAYS

Districts Mission District. Development.

Mission Move for a New Look - 600 at Rally
sponsored by the Greater Mission Citizens Council
SF Chron May 18, 1962 p 4 c 4

SAN FRANCISCO TRAYS

Districts Mission ~~Housebuilding~~
Development.

SF News TRAYS

S.F. DISTRICTS. MISSION. ETHNICS.

Bi-lingual plea to the poor of the Mission.
Chron. Dec. 14, 1964, p.8.c.1.

Nelder fails to convince Chicanos.
Chron. May 2, 1970, p.27.c.3.

Nelder creating an 'Amigo' unit.
Exam. May 27, 1970, p.3.c.7.

Latino school fund suit. (accused of bias).
Chron. dEc. 10, 1970, p.4.c.1.

S.F. DISTRICTS. MISSION. ETHNICS.

Shifting winds of ethnic change in the Mission.
Exam. June 19, 1972, p.1.c.1.

School racial clashes eased in the Mission.
Exam. June 22, 1972, p.1.c.2.

Two men named Flynn and Rios: in the Mission.
Exam. June 23, 1972, p.1.c.1.

Pity the poor immigrant: notes from the Mission.
San Francisco Magazine, Aug. 1974, p.20.

Districts. Mission. ~~[illegible]~~ Ethnic.

The Mission: a Latino way of life
Exam. & hron. Dec. 29, 1974. p.21A.c.1.

Mission District Festivals.
Art Fair Sunday in Mission.
Exam Oct 25, 1966 p.14 c.1

Districts. Mission. Fiesta.

Mexican fiesta in the Mission--Our Lady of San Juan de los Lagos
Exam. & Chron. Mar. 24, 1974. p.2A.c.8.

DISTRICTS. MISSION. FESTIVAL.

Mission District melee - 50 held
Chron Sept.17,1984 p.A1, c.5

Mission (street) fair fights cops; 49 arrested
Exam Sept. 17,1984 p.B1, c.4

Mexican ~~Mission~~/Fair won't be canceled
Chron Sept. 28,1984 p.6, c.4

S.F. DISTRICTS. MISSION. GRAFFITI.

Mayor gives $5,000 to clean up graffiti.
Exam. Dec. 22, 1981, p.B-1.c.1. (Valencia Gardens)

Graffiti fighters on patrol in Mission.
Prog., June 29, 1983, p.A5.c.3.

S.F. DISTRICTS. MISSION. HEALTH.

Cash for health in Mission. $2 million grant by U.S.
Exam. June 1, 1967, p.1.c.4.

Mission District Neighborhood Health Center: New setup - tentative pact on Mission clinic.
Chron. Sept. 28, 1974, p.6.c.7.

Mission health fight nearing a decision.
Exam. Jan. 31, 1975, p.4.c.1.

Labor dispute stalling Misison health care.
Exam. Aug. 1, 1975, p.3 1.

S.F. DISTRICTS. MISSION.

Cops rain on Communists' parade.
Exam. May 2, 1981, p.A-3.c.2.

Outer Mission residents angered over muni cuts.
Exam. Nov. 10, 1981, p.B-1.c.5.

Observing women of the Mission.
Exam/Chron. Feb. 7, 1982, p.18. Calif. Living.

Full House: A new theater district emerges in the Mission. Exam. July 8, 1982, p.B-7.c.1. (see vert file)

S.F. DISTRICTS. MISSION.

Urban hike: a 7-mile journey through S.F.'s most extraordinary set of neighborhoods. (see vert file)
Exam. Jan. 2, 1987, p.C-1.c.1.

Mixed-use project OKd in San Francisco. (site of old Gartland Hotel)
Chron. July 17, 1987, p.51.c.1.

Garfield Pool - the mission's 'ghetto jewel'.
Prog. Sept. 2, 1987, p.A6.c.5.

S.F. DISTRICTS. MISSION. BUILDINGS.

Shotwell embassy. Built by Robert Trost.
Prog. July 28, 1965.

History in the Mission: A new awareness of old homes.
Chron. Apr 23, 1973, p.4.c.1.

Mission activists open new attack...use of old Sears store. Chron. Aub. 30, 1977, p.5.c.1.

S.F. DISTRICTS. MISSION. BUILDINGS. PAWN SHOP.

Pawn Shop at Mission, 16th - NO. Board rejection in minute flat. exam. Jan. 19, 1961, p.A-6.c.5.

Mission pawn shop OKd in noisy, bitter session.
Chron. Dec. 10, 1968, p.5.c.6.

Districts. Mission. Outer Mission.

Bootstrap effort in Outer Mission
Exam. Aug. 5, 1974. p.2.c.1.

Districts. Missions. Inner Mission.

Where a lake once was--SF at your feet
Exam. & Chron. Jan. 5, 1975. Punch. p.6.c.2.

S.F. Dist. Mission

Inside the Mission
S.F. Magazine, July 1979, p.67

S.F. DISTRICTS. MISSION.

Dining in the Mission.
San Francisco Magazine. Sept. 1980, p.51.

Police warn about new parking rules in Mission.
Exam. Sept. 23, 1980, p.B-1.c.2.

New top cop in Mission has brief breather.
Exam. Dec. 31, 1980, p.zB-1.c.1.

Fast-food chicken OK'd for Mission.
Exam. Feb. 20, 1981, p.B-1.c.4.

Districts. Mission.

Stanford Research Institute makes analysis of Mission
Exam. Aug. 24, 1973. p.60.c.1.

S.F. at your feet--a true quarter--melting pot
Exam. & Chron. Aug. 26, 1973. p.5.c.2.

Districts. Mission.

Gathering at the well--natives & senior citizens
of pocket of the Mission
Chron. Nov. 4, 1973. p.8.c.1.(Calif.Living)

Districts. Mission.

Nostalgia: growing up in the Mission
Exam. & Chron. April 21, 1974. p.14.(Calif.Living)

Districts. Mission.

An overlook at problems of Mission
Chron. June 24, 1974. p.21.c.4.

Districts. Mission. Tar Flat.

1. Tar flat: Was it the accent?
   Chron. Mar. 10, 1970. p. 15. c. 2. (Millie's column).

S.F. Dist. Mission

"Life in the Mission"
San Francisco Magazine, Oct. 1971, p.32-

A glimpse of the Mission.
Exam/Chron. Mar. 26, 1972, p.7. Calif. Living.

Lesson: muscle equals power in the Mission.
Exam. June 20, 1972, p.1.c.1.

Districts. Mission.
1. Mission residents speak out on needs
   Exam. Feb. 23, 1973. p.23.c.2.

Districts. Mission. Mission Mediarts.
1. Mission group battles KQED
   Exam. & Chron. Mar. 4, 1973. p.22A.c.1.

Districts. Mission. Landlord pact.

1. Historic deal for Mission tenants.
Chron. March 22, 1969, p.3, c.7

Districts. Mission . Poverty.

1. Mission poverty board faces probe.
Exam. Sept. 25, 1969. p. 12. c. 1.

S.F. Districts. Mission. Study of.

1. A Mission in-depth study.
Chron. Dec. 2, 1969, p.4, c.5

Mission District. Family movie back.

1. A clean pitch for family movies.
Chron. Jan. 31, 1970. p. 4. c. 7.

Districts **Mission District**

Series of articles by David Braaten... Starting April 30, 1962 - p 1 SF Chronicle, 4-30-62

SAN FRANCISCO TRAYS

Mission District
Lightning blast in Mission. 23rd St. & Treat Ave.
Exam Dec 28, 1964 P.1, C.o

SAN FRANCISCO TRAYS

Mission District. Underground garage.

1. Underground garage sought.
Exam. March 28, 1967, p.54, c.3

Up Nob Hill for glory of Mission.
Exam. May 22, 1967, p.56.c.7.

SAN FRANCISCO TRAYS

Mission District. Gasoline blast.
1. Fireball damages office.
Exam. Dec. 4,1967, p. 3, c. 1

S.F. DISTRICTS. MISSION. MERCHANTS.

Mission merchants fight parking rules.
Exam. Sept. 30, 1980, p.B-1.c.5.

Where a cherry cola is just another newfangled fad
(St. Francis Candy Store) Exam. Aug. 19, 1981, p.A-1.

S.F. DIST. MISSION. MISSION COALITION

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Districts.
Mission Coalition.

1. Mission's voice in city program.
   Chron. Apr. 24, 1969. p. 2. c. 4.
2. Model Cities plan clears one hurdle.
   Chron. May 10, 1969. p. 3. c. 5.
3. Mission Coalition presses City Hall.
   Exam. May 12, 1969. p. 4. c. 1.
4. 'Mission Coalition vast conspiracy'.
   Exam. May 13, 1969. p. 17. c. 1.
5. March here for Model Cities.
   Exam. Chron. May 18, 1969. p. 10. c. 1.

Districts. Mission.
Mission Coalition.

1. First Mission Coalition birthday.
   Exam. Oct. 19, 1969. p. 11. c. 1.
2. Mission's big convention.
   SF Progress. Oct. 22, 1969. p. 1. c. 1.

Districts. Mission.
Mission Coalition. Organization. Overthrow.

1. Opposition to Mission Coaltion.
   Chron. Nov. 27, 1969. p. 5. c. 1.

Coalition to picket landords.
Exam. Apr 22, 1970, p.62.c.3.

State, city officials set Mission tour Sat. July 18.
Chron. July 17, 1970, p.5.c.1.

Mission Coalition.

1. The Women of La Raza.
   Exam. Aug. 31, 1970. p. 19. c. 1.
2. Women of La Raza: Part 2.
   Exam. Sept. 1, 1970. p. 22. c. 1.
3. Women of La Raza: Part 3.
   Exam. Sept. 2, 1970. p. 32. c. 1.
4. The Women of La Raza: Part 4.
   Exam. Sept. 3, 1970. p. 222. c. 1.

Mission Coalition.

1. Coalition leader hails rule change.
   Chron. Oct. 19, 1970. p. 2. c. 6.

Districts. Mission. Mission Coalition.

1. SF educators 'discriminate' says Coalition.
   SF Progress. Dec. 9, 1970. p. 1. c. 5.
2. A vigil for jobs in Pacific Heights.
   Chron. Dec. 16, 1970. p. 9. c. 1.

Mission Coalition.

1. Mission Coalition job plan under attack.
   Exam. May 4, 1971. p. 7. c. 1.

Mercy Hernandez named Mission Coalition Queen at 1st festival held.
Chron. June 7, 1971, p.5.c.4.

Districts. Mission Coalition Organization.

1. MCO's chief switches jobs, director quits.
   SF Progress. June 2, 1971. p. 1. c. 5.
2. Mission Coalition blasts Phone Co. --hiring pact.
   Chron. June 22, 1971. p. 12. c. 7.
3. Mission Coalition raps Shaheen on school cuts.
   Exam. Aug. 19, 1971. p. 3. c. 1.
4. Mission Coalition busing demands.
   Chron. Aug. 20, 1971. p. 4. c. 1.

Districts. Mission. Mission Coalition.

1. Mission Coalition raps school board.
   Exam. Aug. 5, 1971. p. 4. c. 1.

S.F. Dist. Mission. Mission Coalition Organization

1. "Urban dynamics"
   San Francisco Business, Dec. 1971, p.35-

Districts. Mission. Mission Coalition.

1. Housing hassle in Mission--Regal Pale project stalled.
   SF Progress. Feb. 18, 1972. p.1.c.1.

S.F. DISTRICTS. MISSION. MISSION COALITION.

Arrest incidents: 2 Mission figures criticize cops.
Chron. May 19, 1972, p.7.c.1.

Mission dispute on cops.
Exam. May 19, 1972, p.6.c.1.

How the coalition turned it around in the Mission.
Exam. June 21, 1972, p.1.c.1.

Mission Coalition now too big for britches.
Exam. Nov. 24, 1972, p.14.c.1.

Mission Coalition.

1. Mission Coalition now too big for britches
   Exam. Nov. 24, 1972. p.14.c.1.

Coalition is older, bigger, but...
Exam. Oct. 5, 1973, p.3.c.1.

Mission Coalition overrules a ruling.
Exam/Chron. Dec. 2, 1973, p.A-2.c.6.

Grassroots groups in S.F. growing or going to sees?
Exam. dEc. 4, 1973, p.16.c.1.

Districts. Mission. Mission Coalition.

Coalition challenged leadership fight hits Mission
SF Progress. Feb. 12, 1975. p.1.c.1.

Districts. Mission. Mission Rebels.

1. Free breakfasts in Mission--school program plan.
   Exam.April 26,1972.p.3.c.5.
2. The Rebels' breakfast plan OKd by Bd.of Education.
   Chron.April 28, 1972.p.2.c.1.
3. Rebels' free school food plan OKd.
   Exam.April 28, 1972.p.16.c.1.

Districts. Mission. Murals.

The mural-bright Mission today -- Sunday Punch
Exam. & Chron. Aug. 25, 1974. p.6.c.2.

Districts. Mission. Murals.

In the Mission, the bright-hued shades of Rivera
Exam. Nov. 7, 1976. p.1.Scene Arts.

MISSION. MURALS.

1. A mural walk in the Mission.
   Exam. & Chron. Mar. 9, 1980, p.6, Sunday Punch

Districts. Mission. ~~Head Start~~. Schools.

1. New Mission Head Start Program of their own.
Exam. June 4, 1969. p. 62. c. 1.

Districts. Mission. Schools.

Rage over dellay on a new school
Chron. Sec. 12, 1973. p.3.c.1.

Districts. Mission. Schools.

Finally, even the district's trying to clean up the school
Exam. Feb. 7, 1979. p.A-1.c.1.

Mission street.

Called in the early days "Mission Road" and the first outlet from the city to the Mission Dolores. This street was planked from Third and Mission streets for a distance of about two and one-half miles. It was a toll road. The franchise was granted by the Board of Aldermen of San Francisco to the "San Francisco and Mission Dolores Plank Road Company", and approved by the state legislature. The plank road commenced at Clay and Kearney streets and ended at Corbett street, now 17th. The first toll house was at

(over)

Third and Stevenson streets. The road was completed and open for travel July 25th, 1851. The charter was for eight years.

South of Market Journal April 1927 p.19

See also *f917.9461 F577 1 (Annex)

Mission Street. (longest)

The length of Mission Street from the Bay to the county line is 6 miles.

S.F. Board of Public Works

copied card

NOV 9 - 1946

Mission Street

Trail to Mission Dolores.

*979.461 Carlisle. San Francisco Street Names.
C194s

NOV 8 1956

Streets. Mission. Buses on... 1948

1. Mission street buses go into operation January 16,1949.
   S.F.Chronicle: Nov. 13,1948 p.1,c3
2. Mission St. buses next; No.40 carline abandoned. S.F.Examiner: Nov.13,1948 p.1,c7
3. Bus service scheduled to be used in March
   S.F.Examiner: Nov. 16,1948 p.1,c4

S. F. STREETS

rcs NOV 13 1948

STREETS. Mission. Buses on... 1949

1. Buses will replace Mission cars
   S.F.Examiner: Jan.15,1949 p.7,c1
2. Cars to quit today: S.F.Examiner: Jan.16,1949 p.3,c3
3. Buses in debut. S.F.Chronicle: Jan.17,1949 p.1,c1
4. Cartoon. S.F.Chro: Jan.19,1949 p.14

....STREETS

rcs FEB 5 - 1949

STREETS. Mission. Christmas display prize.1949

Mission-St. Wins Yule Display Prize

The gold cup award for the number of the Chamber of Commerce district Christmas decorations contest was presented to the Mission Streets Merchants Association last night by Mayor Elmer E. Robinson.

The prize was given to Joseph De St. Prosper, president, at Miracle Mile" dinner for the Christmas bells that decorated the Mission streets in the Mission District.

Paul A. Bissinger, Chamber of Commerce president, presented the gold cup award. Runners-up were presented with second place trophies by the Marina Merchants Association.

Bert Langely, president, and third place winner, the Irving Street Merchants Association, represented by R. Walter.

A special award went to the Clement Merchants Association and honorable mention to the East Mission, Sunset, Polk Street, Chinatown, and Fillmore District.

S.F.News:Jan.12,1950 p11

rcs

S. F. STREETS

FEB 25 1950

"Sullivan Block"

1. Mission Street memories. Millie's Column
   Chron. Nov. 11, 1962, p.8
   WW

2. Millie's Column
   Chron. Nov. 20, 1962, p.18, c.1

Streets. Mission St. Ceremonies for BART.

1. Mission Street fetes buses, BART.
   Exam. Chron. June 28, 1970. p. 5. c. 1.

Streets. Mission. Gunman goes wild.

1. Gunman goes wild downtown--shoots 2.
   Exam. Dec. 18, 1969. p. 1. c. 8.
2. Rifle attack downtown--pedestrian killed, 1 shot.
   Chron. Dec. 19, 1969. p. 2. c. 1.
3. Tentaitive identification of Mission St. gunman.
   Chron. Dec. 20, 1969. p. 2. c. 1.

Streets. Mission. Miracle Mile. 1949

Miracle Mile On Mission Street

San Francisco will join the list of cities with "miracle miles" next month when the stretch of Mission street from 16th to Army will be named the Mission Miracle Mile.

The idea sprang from the Mission Street Merchants' Assn's plans for a celebration November 13 and 14.

STREETS

S.F.Chronocle
Oct. 18, 1949 p.34, c6

rcs

NOV 1 1949

STREETS. Mission. Miracle Mile. Arches. 1949

Arches to Designate Mission Miracle Mile

The Mission Miracle Mile will be marked off by two permanent neon-illuminated arches, one at 16th street and the other at Army, according to plans of the Mission Street Merchants Association, Joseph S. Barbacky, president, said

S.F.Chro
Dec. 4, 1949
p.10, c8

rcs

JAN 23 1950

STREETS. Mission. Miracle Mile. 1949

1. "MiracleMile" signs set up.
   S.F.Examiner: Nov.8,1949 p.12,c3
2. "Mission Miracle Mile" (editorial)
   S.F.Examiner: Nov.8,1949 p.22,c1
3. Official designation by Mayor
   S.F.Chro: Nov.15,1949 p.20,c2
4. Mission Miracle Mile celebration
   S.F.News: Nov. 17 1949 , p.25-32
   [complete section devoted to event. Good adds etc]

rcs

S. F. STREETS

NOV 18 1949

Mission Street. Auto accident.

1. Wild car kills 3 on Mission St.
   Chron. Apr. 16, 1969, p.1, c.1

Streets. Mission Street. Part Station.

1. A stately Mission street.
   Chron. Sept. 6, 1968, p.3, c.1

Mission. Widening project. 1946
see
Streets. Widening of. 1946
(Army & Mission Sts)

rcs

NOV 16 1946

Streets Mission Street

drawing of the proposed subway for Mission Street...
part of the plans of the Bay Area Rapid Transit District.
SF Chron May 2, 1962 p 4 c 1

SAN FRANCISCO TRAYS

Mission Street
Big $500,000 fire at 2474 Mission St.
Exam April 8, 1966 p.3 c.1

SAN FRANCISCO TRAYS

Mission Street
The big bore of Mission St. grinds away. 40 feet under.
Exam Aug 8, 1967 p.6 c.1

Mission Merchants Association
1. Mission business joins the chamber of commerce.
Exam. Oct. 13, 1972. p.59.c.3.

Mission Youth Opportunity Center

"A job for Joe". San Francisco Business, May 1968, p.51-

Streets. Mission Tunnel.
1. Works in 'secret' tunnel: monster mole of Mission St
Exam. & Chron. Jan. 28, 1973. p.3A.c.5.

Streets. Mission.

1. No review of Mission plans by BART corridor
SF Progress. May 2, 1973. p.1.c.1.

Streets. Mission. Second-hand stores.

The second-hand store that wants to move to Mission
Chron. Feb. 27, 1974. p.5.c.1.

Mission Model Cities Corp.

Mission fights Mayor for control of program funds
SF Progress. Mar. 29, 1974. p.3.c.3.

Streets. Mission

Planners halt Mission St. expansion
Exam. April 4, 1975.. p 2.c.4.

S.F. Streets. Mission.

1. Nelder walks on Mission St....Clean it up.
Chron. Feb. 4, 1976, p.4, c.6

Streets. Mission.

Autos to be diverted..Mission St. traffic plan
Chron. June 4, 1976. p.2.c.3.

Outcry on Mission St. flow plan
Chron. June 7, 1976. p.4.c.1.

S.F. Streets.
~~Discrimin~~. Mission.

Planners halt Mission St. expansion.
Exam. April 4, 1975. p.2.c.4.

S. F. Streets. Mission. New traffic plan.

1. A new traffic plan for Mission Street.
Chron. July 16, 1976, p.3, c.1

Streets. Mission.

Traffic flow...compromise plan for Mission St.
Chron. Aug. 6, 1976. p.2.c.1.

Streets. Mission.

Study of what to do about Mission St.
Chron. Nov. 16, 1976. p.18.c.1.

S.F. Streets. Mission.

1. New traffic plan for Mission Street.
Chron. Jan. 22, 1977, p.4, c.1

Streets. Mission. Low Riders.

The low riders cruise into court
Chron. Dec. 13, 1979. p.3.c.1.

S.F. STREETS. MISSION STREET.

Series: Poor Streets, Proud Streets.

Examiner, Oct. 19, 1981, p.A1
Winds of change sweep polyglot neighborhood
Oct. 20, 1981, p.A1
A history of sadness in The City's oldest neighborhood.
Oct. 21, 1981, p.A1
A place where 'street smarts' don't always mean wisdom.
Oct. 22, 1981, p.A1
'Antidote to tourist chic of North Beach and Chinatown

S.F. STREETS. MISSION STREET. SERIES CONTINUED

Examiner, Oct. 23, 1981, p.A1
Changes simmer in an old potpourri.
Oct. 24, 1981, p.A1
A Mission wedding of 2 people, 2 cultures.

MISSION STREET.

Bumpy driving on the street of potholes
SF Exam. Mar. 25,1982 p.A1, c.2

STREETS. MISSION ST

Mission pedestrian bridge hits troubled waters
SF Progress Mar. 23,1984 p.A3, c.1

MIssion Street Moments: a portrait of the city's lifeline. Chron. July 1, 1987, p.17.c.1.

Mission District. Theaters.

1. Full House. A new theater district emerges in the Mission. Examiner, July 8, 1985, p.B-7

Districts. Mission. The WHITE GANG
see
WHITE GANG. Mission District. 1946

SAN FRANCISCO TRAYS

rcs

AUG 2 1946

Mission District. Youth.
Rebellion against adults--but "getting places".
Exam May 26, 1966 p.3 c.1

SAN FRANCISCO TRAYS

S.F. Dist. Mission. [redacted] Youth.

1. Children of the Mission.
Exam. & sChron. Sept.2,1979,p.8-Calif.Living

Kids of the Mission: a different kind of graduation.
Prog. Oct. 8, 1980, p.B3.c.1.

Ambitious summer program for Mission youths.
Exam. May 28, 1981, p.B1.c.2.

For some Mission kids, survival is way of life.
Prog. Dec. 8, 1985, p.A-1.c.1.

S.F. DIST. MISSION. ALCOHOLIC CENTER

SAN FRANCISCO DISTRICTS

MISSION. ALCOHOLIC CENTER

Mission
Alcoholic
Center

581 VALENCIA STREET
San Francisco, CA 94110
863-8852

a project of
Catholic Social Service of
San Francisco

CHARLES WALSH, Mgr.

July 20, 1972

MAYOR
EXEC. SEC.
CONF. SEC.
ADM. ASST.
DEP. DEVEL.
DEP. SOC. PROG.
PUB. SER. DIR.
EXEC. ASST.
APPT. SEC.
PERS. SEC.
PRIN. CLK.

The Honorable Joseph L. Alioto
Mayor of San Francisco
City Hall
San Francisco, Ca 94102

The Advisory Board of the Mission Alcoholic Center and I would like to bring you up to date concerning the services MAC has been providing the community since its Opening on June 1st. Enclosed please find a complimentary copy of the first month's progress report.

If I can provide any additional information or answer any questions concerning MAC and its activities, please feel free to call me at 861-8306.

Yours truly,

Richard J. De Luca

Richard J. De Luca
Project Director

RJD:ym

MISSION ALCOHOLIC CENTER MONTHLY REPORT

JUNE 1 - JUNE 30, 1972

Richard J. De Luca
Project Director
July 10, 1972

In its first month of service to the community, the Mission Alcoholic Center has had 2,180 drop-ins. While the first ten-day period of the month showed 636 drop-ins, the second has shown almost two and one half times as many - 1,544. On a daily head count basis through the month, these range from a low count of 54 to a high of 172.

The hours from 12:00 noon to 5:00 P.M., during which time the services of other agencies are available, show 38% of the drop-ins to MAC, while the period from 5:00 P.M. to 7:00 A.M. shows 62% of the drop-ins. It is reasonable that a much greater percentage of drop-ins would be evidenced during the after-hours period, simply because it represents a greater number of hours. However, dividing that period of time into segments comparable in length to the 12:00 noon to 5:00 P.M. period provides an excellent indication of heavy service hours. That is, the period from 5:00 P.M. to 10:00 P.M. shows 33.3% of the drop-ins; 10:00 P.M. to 2:00 A.M., 18.2%; and 2:00 A.M. to 7:00 A.M., 10.5%. It must also be noted that while these figures indicate the number of individuals who dropped in to the Center in a given time period, they do not measure the number of individuals who entered the Center earlier and stayed. So that, for example, a good number of those who entered MAC at 1:00 A.M. may still be there at 5:00 A.M.

From June 1 through June 30, 114 cases were opened at the Mission Alcoholic Center. These represent requests with the following distribution: 39 for a place to sober up; 22 for medical attention; 38 for counseling concerning drinking problems; 14 for information and referral concerning food, lodging and employment; and one individual whose request was to be taken home by a MAC volunteer.

Referral sources for the above-mentioned cases were as follows: 74 were self-referred; 15 from San Francisco General Hospital and Laguna Honda; 4 from the San Francisco Police Department; 4 from Mission District Parishes; and 17 from Alcoholics Anonymous and other agencies serving alcoholics.

The small number of cases opened as compared with the total number of drop-ins represents only those individuals who requested or were in obvious need of specific services. Of the remaining drop-ins, many were individuals whose immediate needs were coffee, comfort and, above all, a place to go. Others were simply too incoherent to be recorded as cases, and so were offered an opportunity to sleep off the effects of alcohol.

While a profile of the average MAC client during the first month shows a male with an average age of 43.5 years and an average drinking history of 17.3 years, an estimated 20% of the drop-ins have been women. Job skills show a wide range - from merchant seamen to a teacher with a graduate degree. Ten of the 114 cases opened were women.

The staffing of the Mission Alcoholic Center involves a volunteer force of sixty - forty men and twenty women - who, with the exception of five volunteers, are all recovered alcoholics. Currently the nineteen service hours each day at MAC are staffed by two volunteers on each shift, including the all-night hours when the salaried manager is on duty.

Several features to be implemented in the near future are worthy of note: twenty-four hour, seven day a week service; staffing with four volunteers on each shift; and a Crisis Team. In the event of a medical emergency, the latter will have volunteers available on call to precede an ambulance to

Mission Emergency Hospital. Each pair of volunteers, preferably a man and woman, will assist at the hospital during the admittance procedure, advocate for the client when necessary, and return him to MAC if he is cleared medically and has no other place to go.

REC'D
MAYOR'S OFFICE
'72 JUL 24 PM 2:18
SAN FRANCISCO

S.F. DIST. MISSION. ARCHITECTURE
SEE ALSO: VICTORIANS

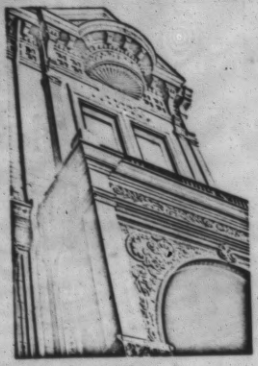
SAN FRANCISCO DISTRICTS

MISSION. ARCHITECTURE

SEE ALSO: VICTORIANS

A WALK THROUGH MISSION HISTORY

A PHOTOGRAPHIC PORTFOLIO OF HISTORIC ARCHITECTURE



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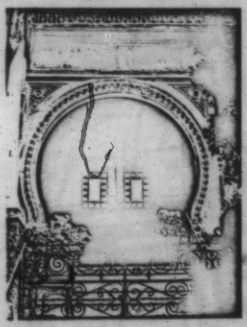
Guerrero

QUEEN
ANNE

900 Guerrero

827 Guerrero



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◂ 1348
South Van Ness ▸

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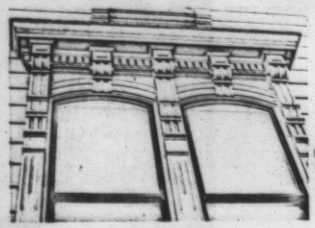
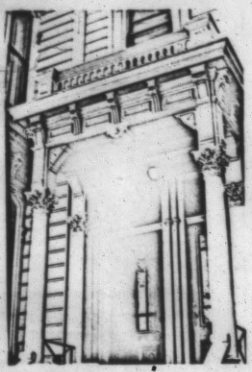
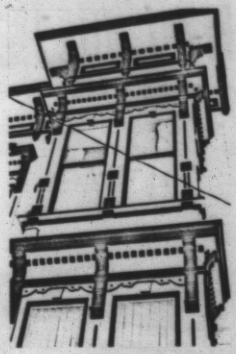


200 Fair Oaks



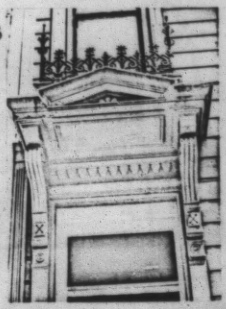
3239
21st Street

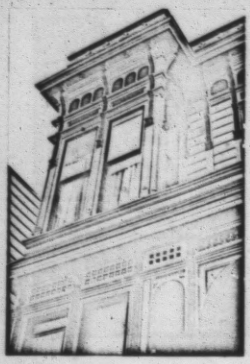
210 Fair Oaks



3333 21st Street

435
Fair Oaks





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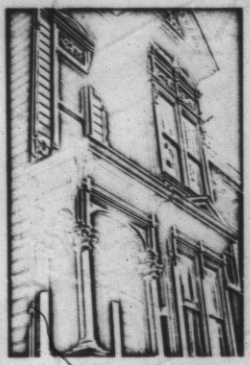

1233 Guerrero

STICK

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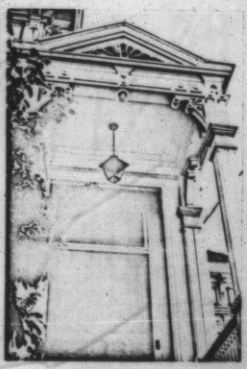
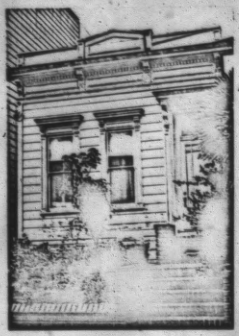
Fair Oaks

3343 21st Street

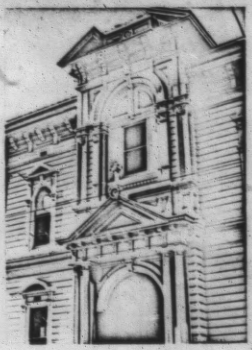


2648 Bryant



432
Bartlett

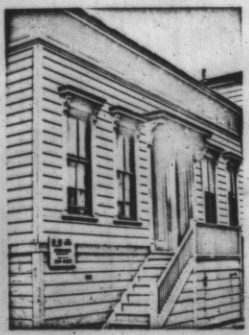
3260 18th Street



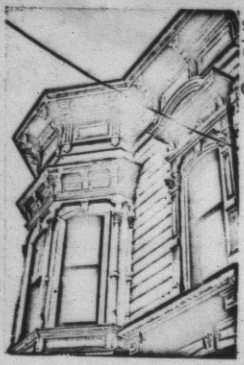
159
Liberty

ITALIANATE

661 Shotwell



494 Bartlett



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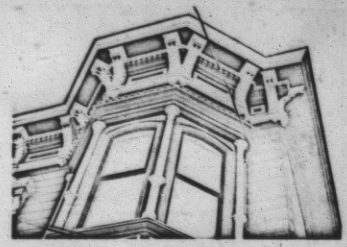
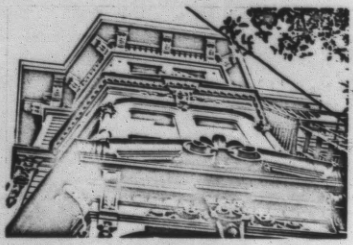
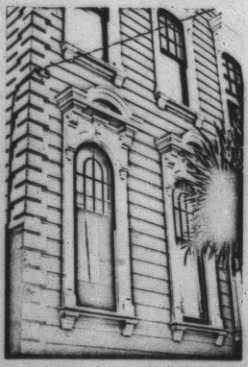
Street



210 San Jose



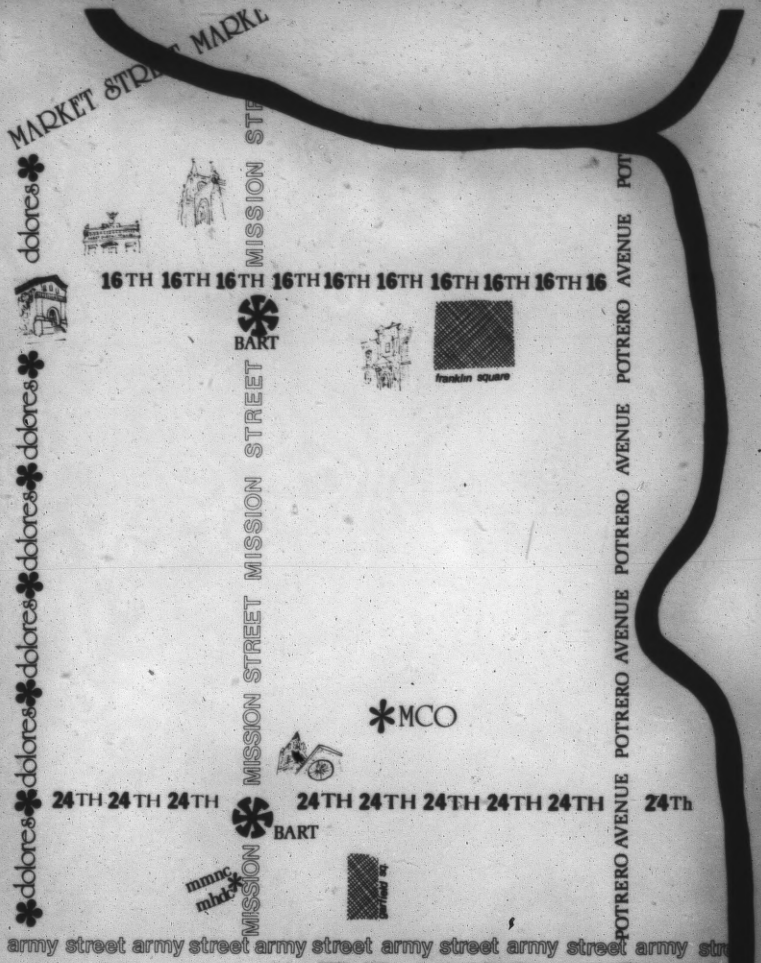
822
South
Van Ness



1150
Shotwell

ITALIANATE
EMBELLISHMENTS

Guerrero, 1180



II. THE MISSION TODAY

II. THE MISSION TODAY

"Housing has been a high priority of the Mission Coalition for the last four years. The difficult problems we face are over-crowded living conditions, high rents for dilapidated housing, few vacancies and a vast need for rehabilitation.

However, the Mission is also a good neighborhood with a high potential for improvement. There is some vacant industrial land where we want to put housing. There are many historic Victorian houses which can be repaired and add to the beauty of the neighborhood. The population of the Mission is diverse and well-integrated, with many Latino residents, as well as Blacks, Anglos, Filipinos and Asians. Finally, the Mission is well-organized, and the people participate in many kinds of social, political and religious groups which help to improve our community."

Those words, which summarize the Mission District today, were spoken by Mission Coalition Organization (MCO) President Carlos Carillo at a Congressional Hearing in Washington, D.C., in June, 1972.[1]

WHO ARE THE PEOPLE OF THE INNER MISSION?

The decennial U.S. Census is a major source of current information about Inner Mission (IM) residents--income, rent, size of housing unit, family composition and ethnic origin. Despite possible inaccuracies, the Census is a useful tool to show changes in the Mission through time and to compare the IM with the entire City of San Francisco. The diversity of information available can help Mission residents better understand their community.

POPULATION

While the total San Francisco population is declining, the number of people in the IM has remained relatively stable since 1940, at about 52,000. However, the ethnic and family characteristics of IM people have altered noticeably during the last thirty years.

The most dramatic trend has been the increase in Latinos, whose numbers have doubled each decade, rising from eleven percent in 1950, to almost half the IM population in 1970. By that year, about one-third of all San Francisco's Latino residents lived within the IM. MCO organizational boundaries, larger than the IM and shown in Section I, encompass a population about thirty-seven percent Latino, showing that most are concentrated within the Inner Mission neighborhood.

Firehouse, 1458 Valencia Street
1882, Italianate style

Few Blacks live in the IM, which is only five percent Black, while San Francisco as a whole is thirteen percent Black. Surprisingly, ten percent of the IM is Asian, a group not currently represented in the Mission Coalition Organization. The IM contains seven percent of the people in San Francisco, but houses one-third of all Latinos and one-fifth of those classified by the Census as "others," American Indians, Samoans, Filipinos...

AGE

The Inner Mission population has a higher proportion of young people than San Francisco as a whole and a smaller percentage of elderly. The Latino people of the Inner Mission differ even more from San Francisco

as a whole in two significant age categories: 18 percent of all San Franciscans are less than 15 years old, while 34 percent of IM Latinos are in that age group. About 14 percent of all San Francisco residents are over 65; only about 6 percent of the Latino people in the IM are Senior Citizens.[2]

THE INNER MISSION AND SAN FRANCISCO

The following table compares certain characteristics of the IM and of San Francisco as a whole, which can be summarized in the following way:

* IM families tend to be poorer than those in San Francisco as a whole.

* While IM residents may pay lower rents than San Franciscans as a whole, they are also more likely to be crowded and to lack adequate plumbing. More of them take in boarders to "make ends meet," and a greater proportion of low-moderate income IM residents pay too much for housing costs.

* A greater proportion of IM residents are below the poverty line, which was set by the federal government at $3743 for an urban family of four, shown in greater detail in Appendix C. Using a rough estimate of $10,000 as the limit for federally-assisted housing, also outlined in Appendix C, six out of ten IM families are eligible for housing subsidy through federally-assisted programs.

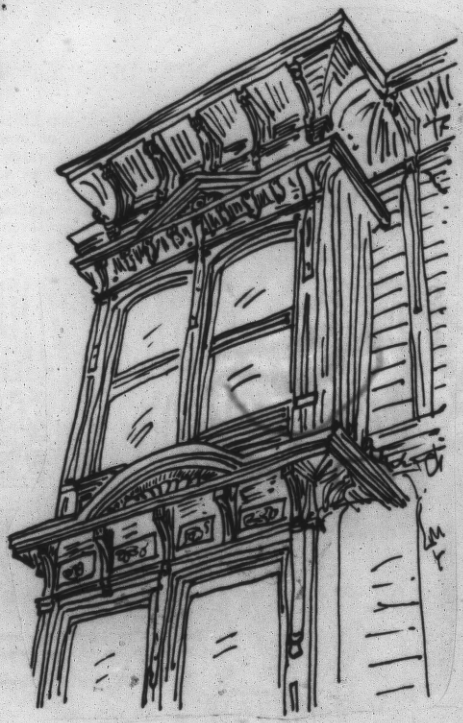
INNER MISSION LATINOS

Those characteristics are intensified for the IM's many Latino families, who are more likely to be crowded and poor. Half the Latino families in the IM spend more than thirty-one percent of their incomes for housing. Although homeownership in general has increased in the IM, the Census and the San Francisco Assessor show that fewer Latinos owned homes in 1972 than in 1970.

The IM Latino population appears to be more mobile than both other San Franciscans and other Latinos in the City. Only 13 percent of IM Latinos lived in the same house from 1959 to 1970, while 28 percent of all City residents and 21 percent of all Spanish-surnamed residents did so. About half the Latinos in the IM moved into their homes between 1968 and 1970.

Despite widespread belief that all Latino families are large, almost 60 percent of all IM Latino families have only one, two or three members. About 1000, or only 9 percent, have six or more people in the family.

The median rent for IM Latino households is $118, $5 higher than the median paid by all IM residents. More than half the Latinos pay from $100 to $149 each month for rent, while only one percent pay $200 or more, and virtually none pay less than $40. Latinos in the rest of San Francisco pay slightly higher rents than those living in the Inner Mission.



346 Shotwell Street, 1879, stick style

POPULATION AND HOUSING CHARACTERISTICS

THE INNER MISSION NEIGHBORHOOD AND SAN FRANCISCO, 1970 CENSUS

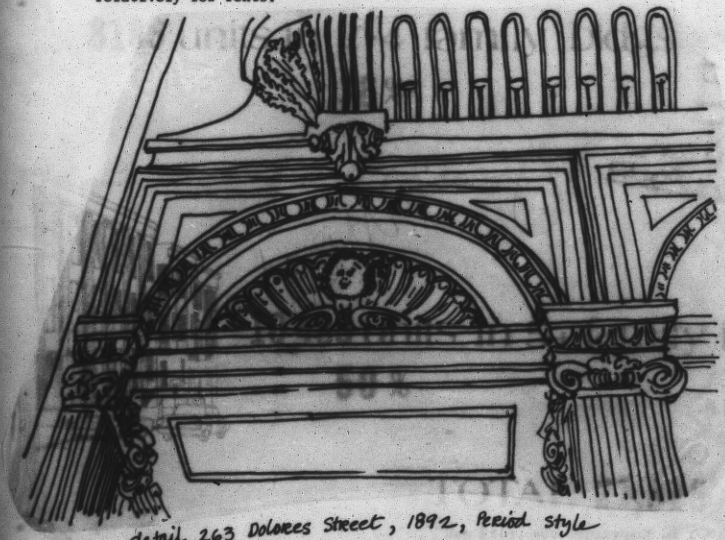
Population	IM Number	IM Percent	TOTAL SF Number	TOTAL SF Percent
Anglo	42,104	81%	510,233	71%
(Latino)[1]	(23,183)	(45%)	(101,901)	(14%)
Black	2,713	5%	95,978	13%
Asian	4,948	10%	97,194	14%
Other	2,105	4%	11,006	2%
TOTAL	51,870	100%	714,411	100%
Average Total Family Income:	$8,288		$12,507	
Percent of People Below Poverty Level:		22%		14%
Total Housing Units:	21,000		310,383	
Average value of owner-occ. units:	$25,877		$30,600	
Average rent:	$ 105		$ 135	
Percent of crowded households		13%		7%
Percent without all plumbing:		10%		5%
Percent of crowded Latino households		24%		16%
Percent of Latinos below poverty level:		25%		14%
Families Eligible for Subsidized Housing:[2]	6825	(60%)	77,878	(47%)

1 Latino also included in Anglo
2 Annual income $10,000 or less

IN WHAT KINDS OF HOUSING DO INNER MISSION PEOPLE LIVE?

DISTRIBUTION OF HOUSING TYPES

The IM contains about 22,000 housing units--single-family homes, flats and apartments--as shown on the following chart.[3] About 3100 families live in individual houses, while about 8000 more households live in buildings with one to three other families, usually in older "flats," a familiar sight in the Mission District. The remaining fifty percent--about 10,000--are situated in apartment buildings of five or more units. The IM also contains seven percent of all hotel rooms in San Francisco, an important resource for housing some 2900 single persons and newly-arrived families, at relatively low rents.



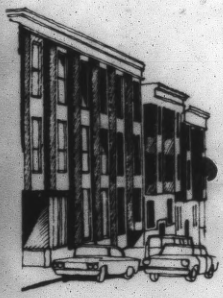
detail, 263 Dolores Street, 1892, Period Style

INNER MISSION NEIGHBORHOOD, 1972

WHAT KIND OF HOUSING?

3156 single-family homes
14%

8186 units in 2-4 family bldgs.
36%



10,483 units in 5+ family bldgs.
50%

TOTAL **21,825*** units

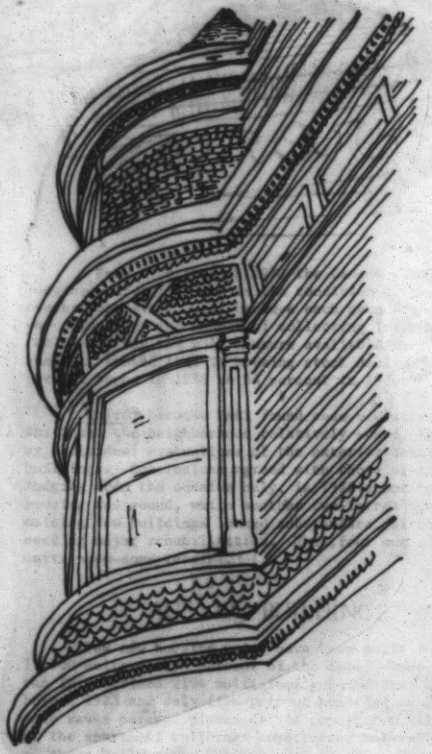
*San Francisco Department of City Planning

(plus **2907** hotel rooms)

HOUSING CONDITION

The condition of housing is probably one of the most significant measures of neighborhood viability. "Soundness" was measured in three ways, code standards, the Census and exterior appearance.

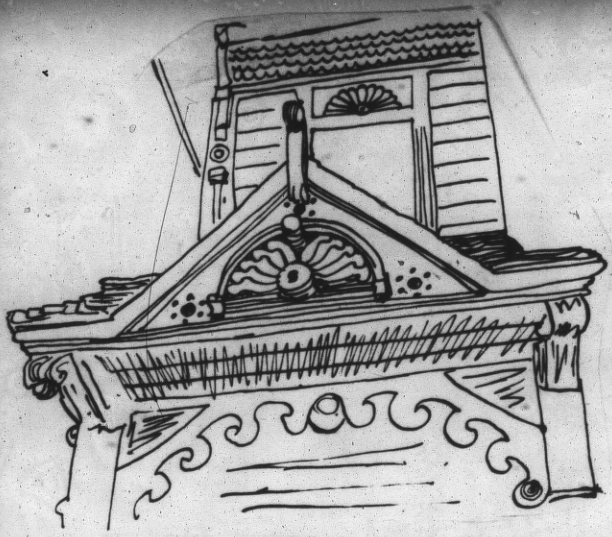
First, does the home or apartment meet San Francisco Housing Code standards, which are accepted as the minimum requirements for health and safety? This information was analyzed for the 12,200 apartments and 2900 hotel rooms in the IM which are under the Systematic Code Enforcement Program of the Bureau of Building Inspection, Division of Apartment and Hotel Inspection (DAHI).



900 Guerrero Street, 1895, Queen Anne style

The most predominant IM violations found by DAHI were electrical--illegal wiring, inadequate fuseboxes and lack of wall outlets. Most Mission houses were initially wired with enough voltage to light a small bulb in each room. A modern toaster now uses three times as much power, and this inadequate wiring can cause serious fire hazards. Many Plumbing Code violations were also found. About 180 IM buildings were in the DAHI Priority One category, without adequate exits or containing illegal apartments, "bootlegged" in without a building permit.

A second commonly accepted definition of housing condition is derived from the U.S. Census: Does the housing unit have adequate plumbing? Is there at least one room for each inhabitant? Does the unit appear deteriorated?



3343 21st Street
1880
Stick- Eastlake
style

From 1940 through 1970 the Census provided the only method of judging national trends in the condition of the housing stock. These evaluations are flawed, because each decade the definition of bad housing was changed or the manner of collecting information was altered. However, the Census was the only measure available over a three-decade period, and analysis showed that IM housing stock declined slightly in quality from 96 percent sound in 1940 to 84 percent in 1970.[4]

Third, because DAHI found code violations predominant, while the Census found the neighborhood relatively sound, those assessments were checked by individual evaluations of the exterior condition of all IM residential buildings. Conclusions agreed with those of the code enforcement agency. Judging from the outside only, in 1972 about one-fifth of Inner Mission housing was sound, while another two-thirds needed minor repairs. The remaining few buildings looked substandard, either completely dilapidated or needing major rehabilitation. Thus, four out of five neighborhood housing units need some repairs.

AGE OF BUILDINGS

Few new housing units have been built in the IM recently, and about 17,700 units--or 84 percent of the total--were built before 1939. In 1970, the IM contained 2104 multi-family buildings, eighty-nine percent built before 1923 and only five percent built after 1958. Although the IM has only seven percent of the City's population, it contains seventeen percent of the apartment buildings constructed before 1923, and only five percent of those built after 1958.

The age of the IM housing stock has one major advantage. The neighborhood has a reservoir of unique old buildings, designated during a city-wide survey as significant, either a special representative of an architectural style or associated with a famous person. Only 2500 such buildings were found in all of San Francisco; almost ten percent are located within the boundaries of the Inner Mission Neighborhood. These 250 structures represent a wide range of styles usually called "Victorian," a term which refers more to an era of history than to a specific style of architecture. A map of these buildings is shown in Section I, and drawings have been used to illustrate this Plan.

Most of those in the IM are residential, either single-family homes or multiple flats. Eleven are institutions--churches, schools and a convalescent home, and another eight are mixed buildings, both stores and apartments. These 250 buildings are those of the most obvious significance, but hundreds more in the IM represent the same era and are well worth preserving.

376 Lexington Street, 1876, Italianate style

WHO OWNS THE INNER MISSION?

Analysis of the records of the San Francisco Assessor shows that the majority of Inner Mission property owners actually live in the buildings they own. Of 4500 owners of residential property,

about 3300, or two-thirds, are resident homeowners. Most IM absentees are "casual" owners, who own only one property in the neighborhood and who live elsewhere in the Mission District or in San Francisco.

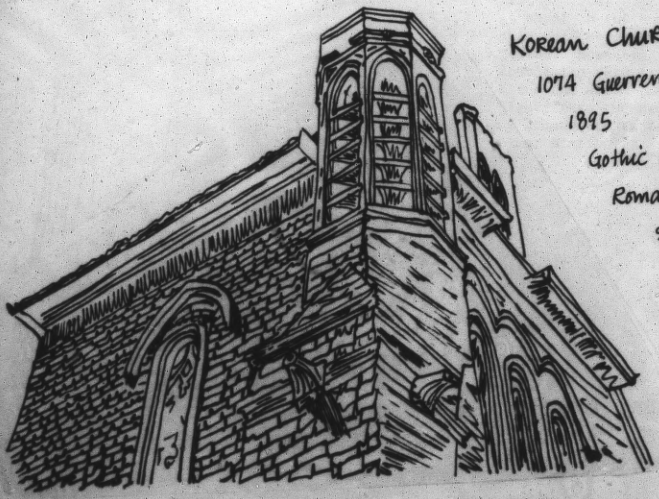
LATINO OWNERS

Because almost half the people in the Inner Mission are Latino, the name of each property owner was analyzed to see how many were Spanish. The results show a great disproportion in the representation of Spanish-surnamed people among IM property owners. Only eighteen percent of those who own property in the IM are Latino.

Latinos are not proportionately represented as IM homeowners. In fact, the actual number of Spanish-surnamed IM homeowners fell from 1009 in 1970 to 927 in 1972, according to available information. That proportion represents less than one-third of all IM owner-occupants, while Latinos are almost half the total population.

HOME OWNERSHIP

Homeownership is often a measure of stability, because resident owners have a financial commitment to home repair and neighborhood maintenance. Both San Francisco and the Inner Mission fare poorly, compared with homeownership rates across the nation, although the IM rate is increasing slowly.

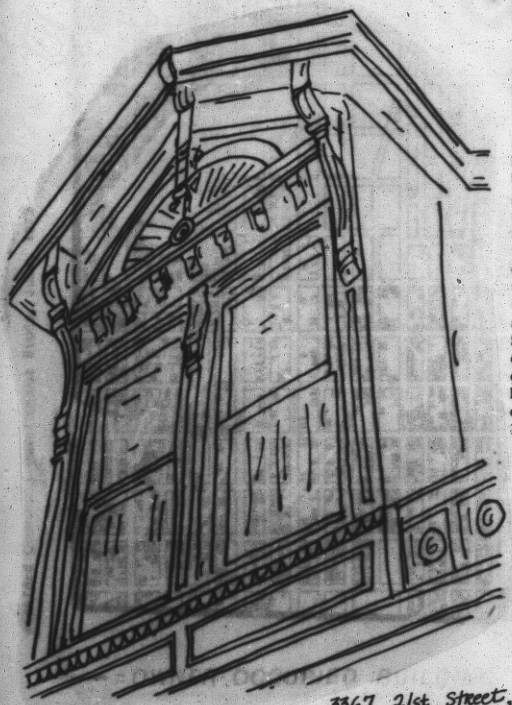


Korean Church
1074 Guerrero street
1895
Gothic and
Romanesque
styles

While in the total United States, two-thirds of all people own their own homes, in San Francisco less than a third do so, while the remaining two-thirds are renters. Only fourteen percent of IM residents were owner-occupants in 1970, but recent analyses of Assessor's information indicate that the rate has been rising during the past two years, because in 1972 fifteen percent--or 3277 households--were homeowners.

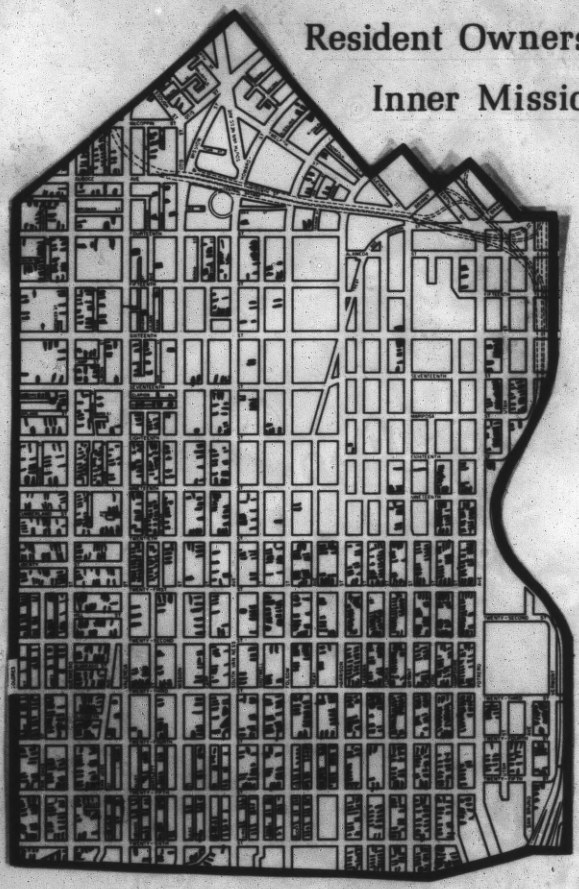
Although resident owners occupy only fifteen percent of all the 22,000 separate housing units in the IM, that proportion means that about two-thirds of all 4500 residential buildings in the neighborhood have a resident landlord. The following map shows the location of those homeowners, who are especially well distributed throughout the southern and western parts of the Inner Mission.

Another hopeful sign in owner-occupancy is the high number of people who both own and live in the architecturally or historically significant buildings in the IM. These "Victorians" have a resident ownership rate of two-thirds. That proportion is equal to the homeownership rate across the United States. However, it is double the rate in San Francisco and about four times higher than the proportion of homeowners in the total Inner Mission.



3367 21st Street, 1885, Stick-Eastlake style

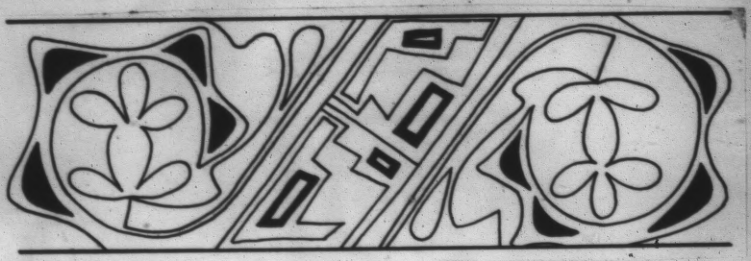
Resident Owners in the Inner Mission



—— = OWNER-OCCUPIED BUILDING

SOURCE: HOME-OWNERS EXEMPTION TAPES, SAN FRANCISCO ASSESSOR, 1972

Stanford Community Development Study, June, 1973



WHAT ARE INDICATIONS OF CHANGES IN INNER MISSION HOUSING?

CONSTRUCTION AND DEMOLITION

Construction and demolition activity are constant forces which change the housing stock, both in the IM and across the nation. San Francisco is one of the few cities which monitor this activity, in an annual inventory prepared by the City Planning Department.[5]

The major IM activity over the last dozen years has been the replacement of old, one-to-four unit, buildings, either by new, larger apartment houses, or by commercial uses. This trend is not a favorable one: older, cheaper flats which served families have been replaced by nonresidential buildings or by smaller, more expensive apartments.

Between 1960 and 1972, 1126 housing units were built in the IM. Less than one percent were single-family homes, while eighty-four percent were in buildings which contained five or more housing units. In total, the IM gained 120 structures with an average of nine units each.

Demolition of 640 housing units during the twelve year period resulted in large losses of both older single-family homes and 2-4 flat buildings. The average demolished IM structure housed three families.

By subtracting the 640 demolished units from the 1126 new ones built, the net change in the IM was a gain of 486 units, virtually all in large apartment buildings.

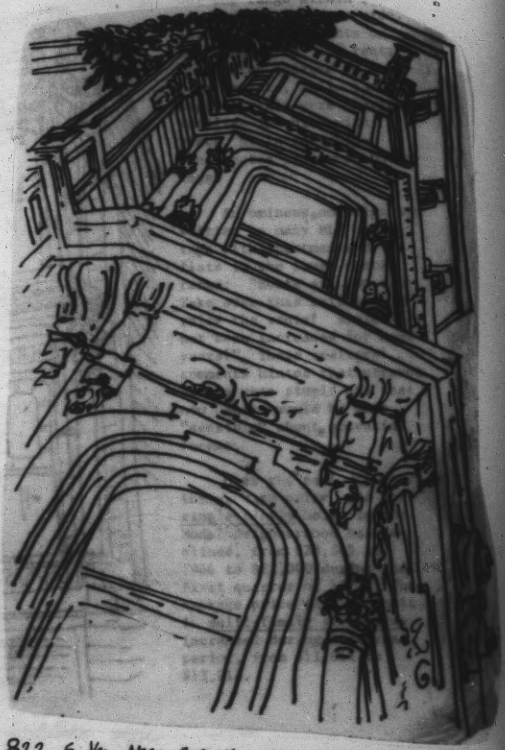
The City as a whole increased its total housing stock by nine percent between 1960 and 1972, while the IM total stock increased by only four percent. A major difference was the construction of single-family houses. The City total for twelve years was 3941, representing thirteen percent of all units built, compared to the IM total of four new single-family homes, less than one percent.

The loss of smaller IM buildings is caused by two factors: they are often old and in need of rehabilitation, and they occupy land in a neighborhood where vacant sites are scarce, and residential zoning usually allows higher-density construction. Most of the new high-density structures in the IM are not suitable for large families and are too expensive for many Mission residents. This trend toward smaller units may force families to leave the IM to find suitable housing.

MCO has set housing as one of its highest priorities and has proposed construction of new medium-density homes subsidized for low and moderate-income families. If the MCO is to encourage a stable family environment, older single-family and 2-4 flat buildings must be repaired, not demolished, and construction of subsidized family housing must be encouraged. Finally, financial arrangements must be negotiated to enable Mission tenants to become homeowners.

SALES

A second major indicator of change in a neighborhood is shown in trends in the sale of property. According to the San Francisco Multiple Listing Service (MLS) in April, 1972, there were 47 mixed commercial-residential and 210 residential structures for sale in the IM, containing 970 housing units. The 970 dwelling units for



822 S. Van Ness avenue, 1883, Italianate style

sale represent about five percent of the total housing stock in the IM. The greatest difference in the prices asked was between single-family homes, which averaged $31,711, and multi-family buildings, which averaged $13,802 per housing unit.

The MLS cards for each building also contained the rents being charged in each flat or apartment, the annual income from each building and how much money was spent for maintenance and repairs.

Many of these buildings seem to contain apartments or flats with relatively reasonable rents, but the range within a single unit size was wide. According to comments on some MLS cards, low rents were often charged to long-term tenants, while the highest rents were charged families in units with views, or in recently-constructed apartment buildings.

An ominous notation was written on many MLS buildings with apartments or flats in the lower rental range: "Rents are too low! Take over this building and raise the rents! Rents have not been increased for many years!" These realtors' comments hinted that present owners were stupid and that new owners would be more "sensible" about potential income.

Over the past six years, the average price paid for single-family homes in the Model Neighborhood has declined, from $23,345 in 1966 to $22,000 during the first quarter of 1972. The average price paid per unit in multi-family structures increased during that same period, from $11,061 to $13,010.

751 Capp Street, 1890's, Stick-Eastlake style

A comparison with new construction costs shows that these prices are reasonable--even low--for the purchase of housing in San Francisco. Private market-rate construction costs in the City rose 25 percent in just the last year. New homes cost an average of $24,254 to build in 1972, an average representing a wide range of variation in building types: $41,358 for a single-family home, $20,953 per unit in a four-unit building and $18,409 for each apartment in structures housing twenty or more families.[6]

VACANT LAND

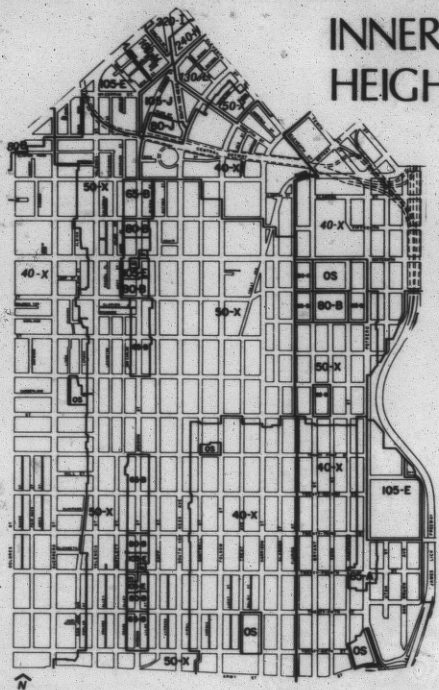
Few vacant lots have been sold in the IM since 1966. A comparison of 1966 and 1972 prices shows how commercial land values have increased in the IM in only six years. In 1966 vacant residential land sold for an average of $3.80 per square foot; in 1972, owners were asking an average of $8.00 per square foot. In 1966, commercially-zoned land in the Mission sold for an average of $3.90 per square foot, while owners are now asking $17.26.

BART

Bay Area Rapid Transit (BART) has stops on Mission at 16th and 24th Streets. There is growing pressure for development along this BART corridor, which could change the neighborhood in a way that is detrimental to the best interests of Mission residents. This pressure may have been eased by 1972 Mission Street height limits, reduced after protracted negotiations between MCO and the City Planning Commission and shown on the following map.[7]

St. John's Episcopal Church
1661 15th Street, 1909
Gothic and Tudor Lantern styles

INNER MISSION HEIGHT LIMITS



Numbers refer to maximum height limits for new construction

Letters refer to maximum bulk, or lot coverage, for new construction

1 story or floor - approximately 10 feet

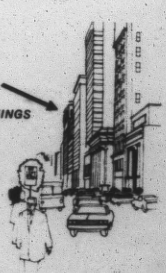
EXAMPLES

40 feet

MOST INNER MISSION HOUSING IS LESS THAN 40 FEET, OR 4 STORIES, HIGH

105 feet

THE BAYVIEW FEDERAL SAVINGS BUILDING AT 22ND ST. & MISSION IS ABOUT 105 FEET, OR 10 STORIES, HIGH



Stanford Community Development Study, June, 1973

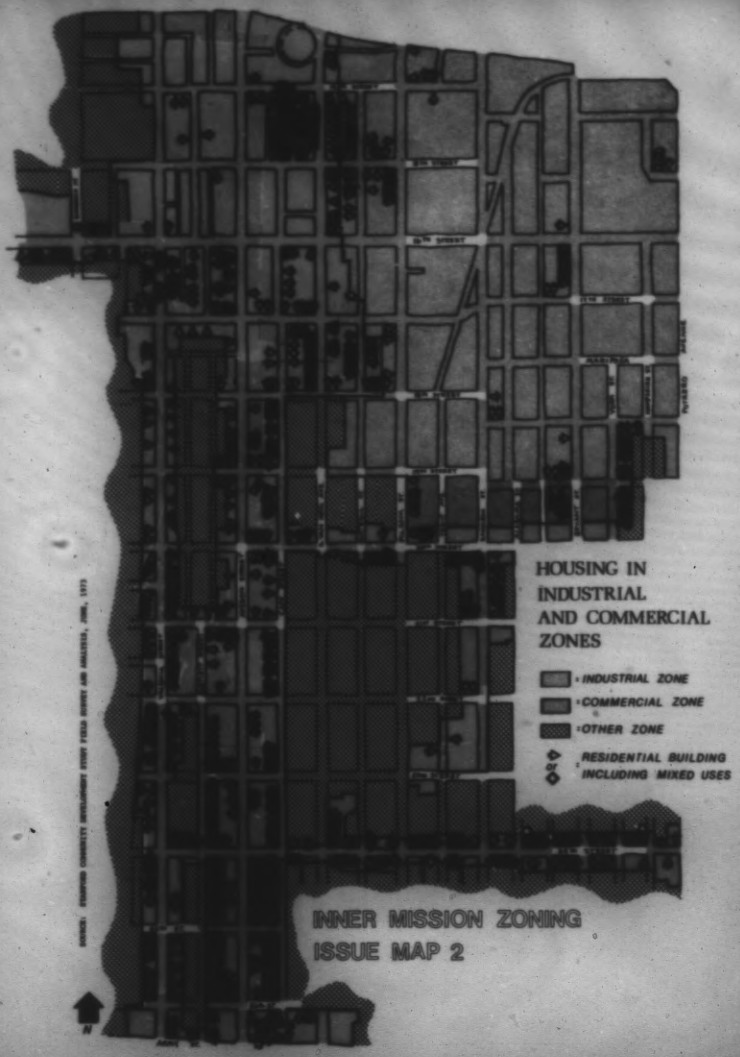
ZONING

A comparison between existing development and land use patterns in the Inner Mission, shown on the three following maps, illustrates two major issues in the difference between the organic growth of the neighborhood and "ideal" development as represented by the Zoning Code, administered by the Department of City Planning and shown in the first map.

1366 Guerrero Street, 1880, Italianate style

About half the housing units in the IM are located on blocks zoned for high-density residential use. The specific conflicts between zoning and use are shown on Issue Map No. 1. The IM is presently developed to only one-third its potential, in residential zones alone. Since property tax appraisals are based on "highest and best use," an R-5 lot is assessed higher than an R-3 lot, even if it is the location of one single-family home. This discrepancy creates understandable economic pressure on IM property owners, hundreds of whom have already replaced low-medium density flats and family housing with small, expensive apartments.

The second zoning issue in the Mission involves the 10,000-plus IM housing units which are located in commercial or industrial zones, as shown on Zoning Issue Map No. 2. Especially near the BART stations, owners feel pressure to replace housing or combined residential-commercial buildings with more profitable ventures.


HOUSING IN
INDUSTRIAL
AND COMMERCIAL
ZONES
INDUSTRIAL ZONE
COMMERCIAL ZONE
OTHER ZONE
RESIDENTIAL BUILDING
INCLUDING MIXED USES
INNER MISSION ZONING
ISSUE MAP 2
N

WHAT ARE PROBLEM INDICATORS?

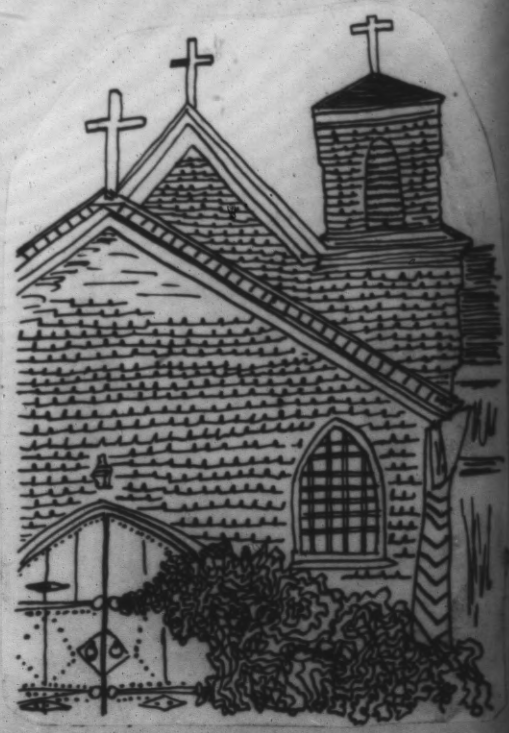
Using a wide range of available data, interviews and original research, Inner Mission housing difficulties have been analyzed in three broad areas:

- problems of the physical environment, including both the residential stock itself and the surrounding neighborhood
- problems of the Inner Mission population
- problems in the responsiveness and accountability of the public and private institutions which affect housing in the community.

The Physical Environment and Housing

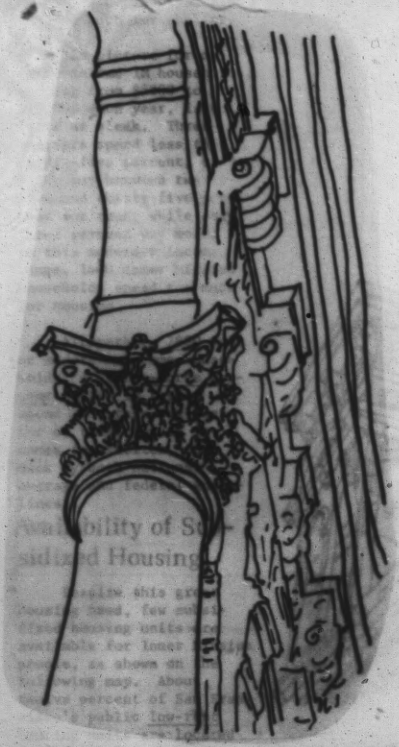
Inner Mission housing is old, medium density, and in need of repair. Additions to the housing stock have been small over the last dozen years, and many homes have been replaced by stores or apartments. Sales prices and rents are relatively low, compared to other San Francisco neighborhoods.

Because neighborhood conditions are such an important factor in housing maintenance, MCO surveyed



Holy Innocent Church, 455 Fair Oaks Street
1890, Gothic style

environmental problems. Many industrial trucks and commuters travel along residential streets in the Mission. This incompatible traffic has caused a disturbing rise in the general noise level and reduces the safety of residents, particularly children and the elderly. Although the IM is densely settled, [illegible] have few areas available for recreation. The neighborhood [illegible] benefit from the addition of street benches, trees and small [illegible] to focus neighborhood interaction. A lack of sufficient funds and [illegible] in the Public Works Department results in inadequate litter collection and lax street cleaning. Street litter is a visible problem in many parts of the IM, which the head of San Francisco's street cleaning division described as "the dirtiest neighborhood in the City--after Chinatown."[8]



200 Fair Oaks street, 1886, stick style

Poverty Households

The 4023 IM households below the poverty level present a picture of housing need. They are more inclined to be without adequate plumbing than other IM families. Few are homeowners; only 157 poverty households, or four percent of the IM total, own their homes, while the remaining ninety-six percent are tenants who pay an average rent from $83 to $120. About 1500 of those poverty-level families are Latinos.

Housing Costs

Another indicator of housing need is an evaluation of the proportion of family income spent for housing. Most Americans spend about fifteen percent; the federal government has decided that low and moderate-income households should not spend more than twenty-five percent for rent or mortgage

payments in subsidized housing.

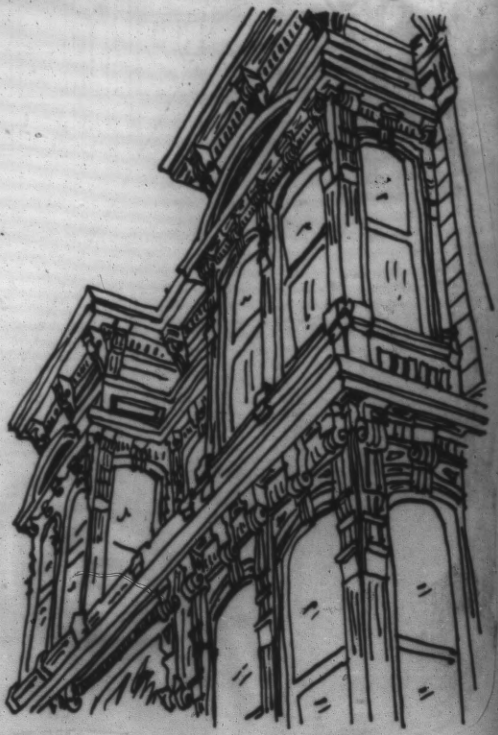
The discrepancy is dramatic between the national average, the federal standard and what Inner Mission people must pay for housing. There are 7118 households in the neighborhood with an annual income below $5000. Only ten percent of those pay less than twenty-five percent of their incomes for rent. Another seventeen percent pay between twenty-five and thirty-five percent, while seventy-three percent of Inner Mission poverty households must spend more than thirty-five percent of an already meager income for rent. Therefore, according to the higher federal standard, 6440 of the poorest households in the Inner Mission pay too much for shelter.

The picture for moderate-income IM households, earning from $5000 to $10,000 each year, is not quite as bleak. Three-quarters spend less than twenty-five percent, one-fifth pay between twenty-five and thirty-five percent for rent, while only three percent pay more. In this moderate income range, 1440 Inner Mission households spend too much for housing.

Altogether, 7880 poor or moderate-income households, or forty-three percent of the IM total, spend more than one-quarter of their annual incomes for shelter, too much by both national average and federal guidelines.

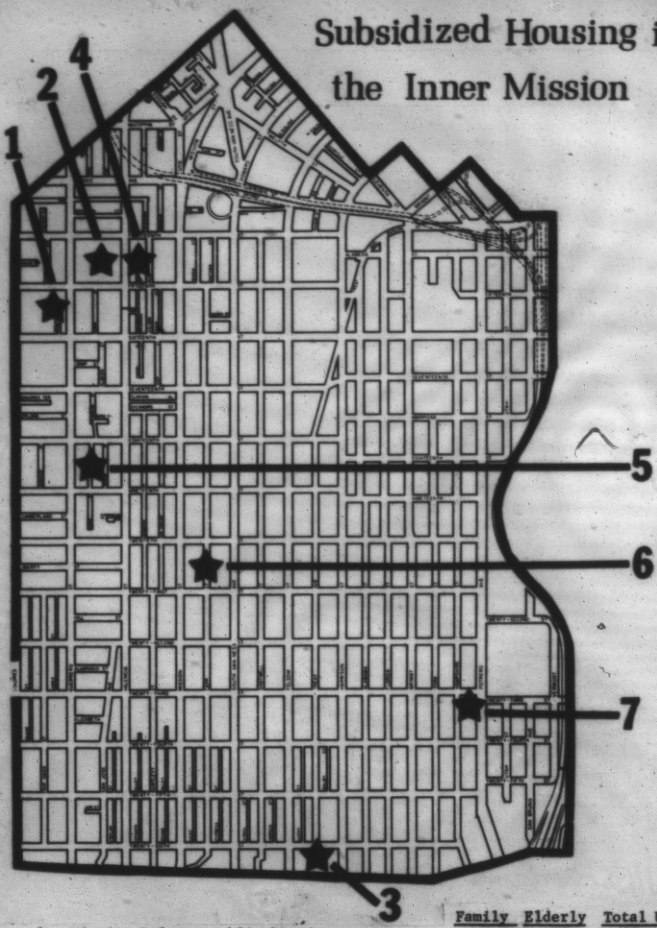
Availability of Subsidized Housing

Despite this great housing need, few subsidized housing units are available for Inner Mission people, as shown on the following map. About twelve percent of San Francisco's public low-rent housing units are located in the IM, 546 conventional units and eighty leased



200 Fair Oaks Street, 1886, Stick Style

Subsidized Housing in the Inner Mission



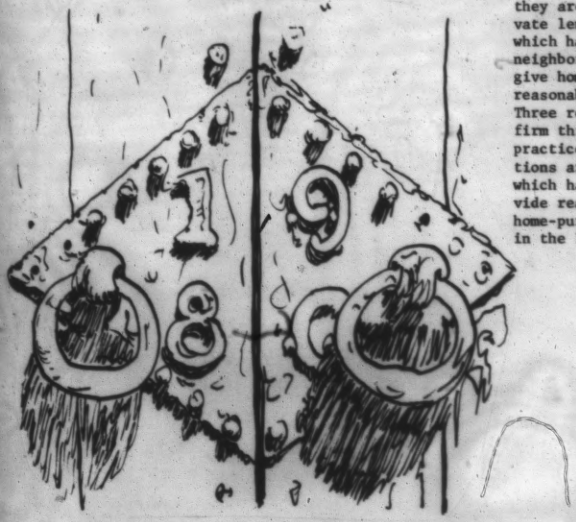
Stanford Community Development Study, June, 1973

		Family	Elderly	Total Units
1.	Mission Dolores public housing	-	92	92
2.	Valencia Gardens public housing	246	-	246
3.	Bernal Dwellings public housing	208	-	208
4.	St. Vincent de Paul moderate income housing	-	124	124
5.	Apartamentos de la Esperanza mod. in. housing	-	39	39
6.	Bethany Center moderate income housing	-	134	134
7.	Betel Apartments moderate income housing	50	-	50
		504	389	893

from private landlords. However, no new low-rent housing has been built in the IM for four years. Units subsidized for rental by moderate-income households are almost nonexistent. Only 258 have been built for the elderly, and 89 more will soon be constructed under Mission Housing Development Corporation sponsorship. But, in three years the federal government has rejected 1500 homes for Inner Mission residents with low and moderate incomes.

"Red-Lining" by Lending Institutions

Most of the IM buildings under code compliance orders are owned by "casual" owners, with only one property in the Mission. When these owners apply for loans to make required repairs, they are rejected by private lending institutions, which have "red-lined" the neighborhood and refuse to give home repair loans at reasonable interest rates. Three recent studies confirm this "red-lining," a practice whose only exceptions are two institutions which have agreed to provide reasonable loans for home-purchase and repairs in the IM.[9]



Detail, Holy Innocent Church, 455 Fair Oaks Street, 1890, Gothic style

WHO'S RESPONSIBLE FOR HOUSING IN THE INNER MISSION ?

Mission Housing Development Corporation ✱ Mission Model Neighborhood Corporation ☆ REDEVELOPMENT AGENCY ☆ Mayor ✱ Landmarks Preservation Advisory Board ✱ Human Rights Commission ✱ Economic Opportunity Council ☆ FEDERAL HOUSING ADMINISTRATION ✱ Board Of Examiners ✱ Housing Authority ★ BOARD OF SUPERVISORS ✱ INTER-AGENCY COMMITTEE FOR URBAN RENEWAL ★ CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ☆ Assessor ☆ Special Assistant For Housing And Relocation ☆ Developers ✱ THE OFFICE OF COMMUNITY DEVELOPMENT ★ REALTORS ★ SAVINGS AND LOANS ✱ PLANNING DEPT. ☆ CENTRAL RELOCATION SERVICE ☆ Abatement Appeals Board ☆ BUREAU OF BUILDING INSPECTION ☆ BANKS ✱ Contractors ✱ LANDLORDS ✱ Board of Permit Appeals ✱ DEPUTY FOR DEVELOPMENT • • • MISSION COALITION ORGANIZATION • • • ★ Citizens Committee on Community Development ✱ Relocation Appeals Board ✱ HOMEOWNERS ☆ Local Rent Assistance Board....

III. WHO'S RESPONSIBLE FOR HOUSING IN THE INNER MISSION?

Introduction

The maze on the following chart shows the multiplicity of City agencies, boards, commissions and committees which have some impact on the housing stock of the Mission District. Appendix A lists all those groups and includes the meeting schedules and the expiration date of the term of each member.[1]

The chart, however, is not large enough to outline the far-reaching responsibilities of these many groups, nor to explain specifically how each influences Inner Mission housing decisions. Nor does it include the housing responsibilities of the federal government, currently fulfilled by the U.S. Department of Housing and Urban Development (HUD), or a sense of the influence which the private sector has on home-ownership, construction and housing conditions. Therefore, the following section briefly describes these many public and private groups. An understanding of their responsibilities and the magnitude of their impact on the neighborhood is necessary for the realization of the community goals set forth in the following section, the Mission Tomorrow.

A. Assessment and Property Taxes

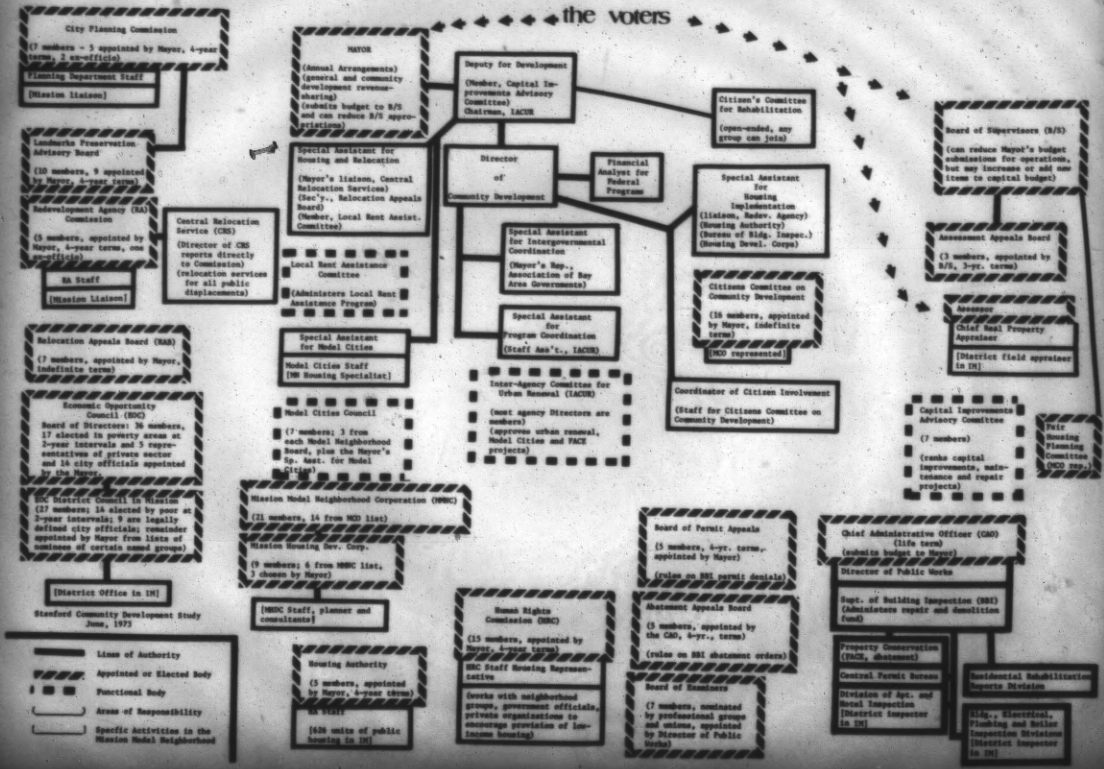
THE HOUSING COSTS OF ALL MISSION HOMEOWNERS AND RENTERS ARE AFFECTED BY PROPERTY TAXES AND ASSESSMENT PRACTICES.

History and Responsibilities

Since 1849, the California State Legislature has required local governments to appraise property and collect taxes. The San Francisco Assessor's Office was set up in its present form by the City Charter and reorganized in 1967 after an embarrassing newspaper expose showed that certain properties had been consistently undervalued, in return for large bribes.

The primary responsibility of the Assessor is to appraise the value of each piece of property in San Francisco, assess taxes against those properties

CITY AGENCIES WHICH AFFECT INNER MISSION (IM) HOUSING



and collect the funds, most of which are used to run City government. The Assessor's duties are specified in both State and local law. While the tax rate is responsive to local spending, the assessed value ratio has historically been determined by the State Legislature.

The current assessed value in California is twenty-five percent of the appraised market value, which is the potential sales price of a property. Thus, in San Francisco, if a house would bring $20,000 on the market, its assessed value is $5,000. When the City tax rate of $12.59 for each $100 of assessed value is levied against that house, its annual property tax is $629.50.

Staff and Procedures

The Assessor's Office has a staff of 133. While the Assessor, Joseph Tinney, is elected, the rest of his staff is part of the regular San Francisco civil service system.

All City appraisers must have a bachelor's degree, two years of appraisal experience and a passing grade on a State appraisal examination. The Principal Appraisers and the District Supervisors check on the quality of their subordinate's work. The Chief and Assistant Chief Real Property Appraisers also review the final tax rolls and may personally inspect any property with an unusual valuation.

The City is divided into seven assessment districts, one of which encompasses the Inner Mission, South of Market, and parts of Bayview and Twin Peaks. A principal supervisor and his staff of seven appraisers are responsible for maintaining current information about trends in their district.

Every building permit issued in San Francisco is automatically routed through the Assessor's Office. If the permit is for new construction, demolition, or for substantial repair or alteration, a complete on-site evaluation is made by the District Appraiser. This reappraisal might not necessarily increase the assessed value against which taxes are levied, according to the Assessor's staff. Minor individual improvements, such as a new furnace, repairs to plaster, replacement of front steps, or new garage door, may not increase the assessment, but a combination of many improvements might do so. Major changes such as new rooms or bathrooms, elimination of walls, addition of an electric kitchen or any increase in living space would probably result in appraisal, and a resulting tax increase.

Appraisals of residential properties are usually determined by the sales prices of homes and apartment houses within individual neighborhoods. District Appraisers are notified of all sales prices in their area, and thus develop a working knowledge of the market values of different kinds of properties.

Reappraisals and Appeals

The District Appraisers can be challenged through the Assessment Appeals Board (AAB) created in 1966 by State law. The San Francisco Board consists of three members appointed for three-year terms by the Board of Supervisors, listed in Appendix A. These persons receive $100 per day and meet five days per week for about half a year.

If selling prices begin to differ substantially from appraised values, an entire neighborhood may be reappraised. If a District Supervisor decides that certain neighborhoods need reevaluation, the Assessor may call for a special analysis of the sales data, classified by location, structural size and zoning category. This investigation will also include the median assessment/sales price ratio for every sale in the area over the last two or three years, for various kinds of structures in different zoning districts. If discrepancies occur, the Assessor may assign his entire staff to the task of immediate reappraisal of every property.

Exemptions

A special tax reduction is granted by the State to some 3277 Inner Mission homeowners and to almost 130,000 owners throughout the City. Through a "homeowner's exemption," eligible property owners may subtract $1750 from the assessed value of the house or apartment in which they live. In the $20,000 home mentioned above, the $5,000 assessed value would be reduced by $1750 to $3,250 and consequently the property tax would drop from $629.50 to $409.18, a reduction of $220.32 each year.

Another tax exemption significant for some Mission residents is that granted to federally-assisted housing, such as that operated by the Housing Authority and that being built by the Mission Housing Development Corporation.

Public housing built by the San Francisco Housing Authority is now completely exempt from local property taxes, although it does give some money to the City to pay for municipal services provided to housing projects, such as fire and police protection. Recent federal legislation has attempted to remove that exemption; passage of such an amendment could cause rent increases for present public housing tenants. It would certainly limit the number of very poor families and elderly people who could become new public housing tenants, because local Housing Authorities would be forced to accept more "upper-income" low-income families whose higher rents would help pay property taxes.

Federally-assisted rental housing for moderate-income people also receives a partial tax exemption, which eliminates half the property tax assessed, a potential saving of about $20 per month for each subsidized apartment. This exemption could result in a saving for families living in the Section 236 housing being developed by the Mission Housing Development Corporation.

However, even this tax reduction has not been sufficient, and many sponsors of moderate-income projects in San Francisco have asked the Assessment Appeals Board to increase their exemption. Usually, the Board has responded by cutting the initial assessment in half again, lowering it to one-fourth of the standard one applied to residential properties, or one-sixteenth of the total market value. This greater exemption may reduce the monthly rents in a moderate-income project by an additional $10. Any such reduction is significant for the thousands of Inner Mission families who may be eligible for a federal housing subsidy.

Issues in Assessment

PROPERTY TAXES DISCOURAGE MAINTENANCE

A major charge against current property tax assessment practice is that it discourages owners from maintaining buildings, because repairs bring an increase in value which is quickly reflected by a rise in taxes. Although this complaint is valid and is echoed across the nation, the present system can only be altered by fundamental changes in State law.

TENANTS RECEIVE NO CREDIT FOR PROPERTY TAX PAYMENTS

Property taxes are considered a heavy burden on homeowners, particularly poor or elderly ones whose incomes remain stable while their taxes inevitably rise. Most Mission residents are tenants, however, and while they don't pay property taxes directly, they do contribute by paying rent. A national study estimated that about fifteen percent of a tenant's rent payment goes for property taxes. If a family were renting the $20,000 house described above, almost $53 of their rent each month would be used to pay the property tax. Although the tenant would actually be paying the taxes, the owner would subtract that amount from his own personal federal income tax, thus gaining a dual benefit.

SOMETIMES INDIVIDUAL APPRAISALS ARE WRONG

Taxpayers who feel their properties have been appraised incorrectly may file with the Assessment Appeals Board between July 2 and September 15 of any year. The Board then hears appeals until March 22 of the following year. The public deliberations are usually fairly informal, yet individual appeals sometimes last as long as a week when large corporations come in with a phalanx of lawyers and independent appraisers.

More than 1400 appeals were filed for hearing before the Board in 1972. Depending on the Appeals Board decisions, the District Appraiser may agree that the original assessment requires adjustment. However, the new assessed value he determines is not subject to further bargaining. The AAB, whose members are appointed to three-year terms by the Board of Supervisors, has wide latitude in making adjustments and about one-quarter of its appellants have received lowered assessments.

PROPERTY TAXES DISCOURAGE PRESERVATION OF HISTORIC BUILDINGS

The appraisal of historically significant buildings is another area of concern in the Inner Mission, which has more than 250 such structures. Although many are one or two-family homes, they are often appraised at a higher rate because most are in high-density zones, where apartment buildings are allowed. Only the State Legislature could grant an automatic exemption for historic buildings. Until it does, the Assessor's Office must continue to appraise such landmarks at the standard market rate. However, individual assessments of historic landmarks have often been reduced on a case-by-case basis by the Assessment Appeals Board.

B. City Planning and Zoning

THE CITY PLANNING COMMISSION GUIDES THE USE AND DEVELOPMENT OF ALL LAND IN SAN FRANCISCO AND IN THE MISSION DISTRICT.

History and Responsibilities

The San Francisco City Planning Commission was established by Charter Amendment in 1917. Its first task was to develop a zoning ordinance, to govern the use of land in the City. Such an ordinance was adopted by 1921, making San Francisco one of the first cities in the United States with a comprehensive zoning law.

Zoning

The oldest responsibility of the Commission and its staff is administration of that Zoning Ordinance, which is mapped in Section II. Part of that function is fulfilled by staff investigations when property owners ask to contravene the ordinance. The Department staff analyzes each individual application and makes recommendations to the Commissioners, who may or may not follow staff advice. Minor variances from the Zoning Ordinance can be approved by the Commission alone; more major changes of land use must also be approved by the Board of Supervisors. The Department also analyzes all construction and alteration applications for zoning code compliance and initiates enforcement against violators.

Master Plan

Not until the mid-1930's was the Commission given an independent staff to carry out its responsibility for enforcement of the Zoning Ordinance. Its new staff also began preparation of a comprehensive Master Plan, to guide development throughout San Francisco. During the 1940's, both the functions and the staff of the City Planning Commission became more extensive. In 1942, the budget was doubled, permitting the expansion of the staff to sixteen professionals. The staff, called the Department of City Planning, began to assemble basic housing and population information, in addition to Master Plan development and implementation of the Zoning Ordinance. The Department grew to become an important research and coordination agency during this decade, when it exercised a growing influence upon the growth and development patterns of San Francisco.

After strong urging from the Junior Chamber of Commerce, San Franciscans approved a Charter Amendment in 1947 which further increased the duties and powers of the City Planning Commission and the Planning Department. The Commission was expanded to include as ex officio members the Manager of Public Utilities and the Chief Administrative Officer. Proponents of the Charter Amendment felt their presence would open the channels of communication between City Planning Commissioners, who act as advisors, and the men who have the power to implement Commission plans. Recently their presence was challenged by citizens who felt their votes favored developers of high-rise buildings. However, the seven-member composition was reaffirmed in 1972 by City voters, who defeated a proposal to remove the ex officio Commissioners.

Since passage of the 1947 Amendment, the Commission and its staff are required to advise the Board of Supervisors and all other departments in matters related to the Master Plan. The Planning Department responsibility was extended to include the preparation and coordination of a six-year Capital Improvements Program for the City, to be submitted to the Mayor and the Board of Supervisors. Finally, the Charter Amendment required the Board to refer all ordinances or resolutions affecting the Master Plan to the Planning Department for investigation and recommendation. The legal duties of the Commission and its staff have not been changed substantially since 1947, although the activities of the Department have increased greatly.

In the early 1960's, the Planning Department refined the zoning ordinance used in the downtown area and administered a grant to prepare a Community Renewal Program (CRP). This study, underwritten by the federal government, was a joint effort of the City Planning Department and the consultant firm of Arthur D. Little. The CRP produced several technical reports which made useful suggestions about the planning process and government in San Francisco, many of which have been implemented. The CRP also developed a computer system for testing policy decisions in the City. The City Planning staff angered many academics when it published an analysis of the CRP computer model, concluding that it was both expensive and useless.

Policy and Improvement Plans

Since 1967, under the direction of Allan B. Jacobs, the Department has organized its Master Plan development responsibilities into two steps. The first phase is policy development, which prepares long-term goals to guide the City in eleven areas: residence, recreation, urban design, education, social services, health care, public safety, commerce, industry, employment and transportation.

During the second phase, the staff develops "Improvement Plans" in each area, which after extensive citizen review are officially adopted as part of the Master Plan. Such Improvement Plans have already been developed in the areas of residence, transportation, recreation and open space.

Neighborhood Planning

Another activity added by Jacobs is neighborhood planning, which involves an increase in the flow of information between planners and various community groups. Haight-Ashbury, Chinatown and the Mission and Hunters Point Model Neighborhoods have received special attention from the Department's neighborhood planners and liaisons.

Housing Information

Still another important function of the Department is the collection and analysis of housing, census and land use information. The Department has published "Changes in the San Francisco Housing Inventory" each year since 1966. This important document provides the only consistently accurate measure of construction and demolition activities througout San Francisco.[2]

(c) Creates a significant housing relocation problem
(d) Physically disrupts or divides an established community or physically disrupts orderly, planned development or is inconsistent with plans and goals which have been adopted by the City or causes increased traffic congestion
(e) Results in an inconsistency with any National, State or local standard relating to the environment . . .
(f) Affects a rare or endangered species of animal or plant or the habitat of such a species

The Planning Director has estimated that he will need fifteen additional staff members to carry out this evaluation function. He has not been granted those new people and must divert existing staff from their usual tasks to review the statements pouring in from developers.

Staff and Budget

The Planning Commission has seven members, five of whom are appointed by the Mayor, listed in Appendix A. The Chief Administrative Officer and the Manager of Public Utilities, or their designated deputies, are the sixth and seventh members. The term of each appointive member is four years, and the appointments are staggered so that each year the term of at least one commissioner expires.

The staff and budget of the City Planning Department have increased enormously in the last three decades. In 1940, the Department had three employees and a budget of $15,300. By 1972 the staff had grown to seventy, and the budget to $1,182,700.

Technically, recruitment for the professional positions in the Planning Department is done through the City Civil Service. In practice, however, the Department does most of its recruiting through professional organizations, such as the American Society of Planning Officials and the American Institute of Planners.

One of the weaknesses of the Planning Department lies in its system of promotion. The Planning Director cannot promote his staff on the basis of quality of work. Civil Service procedures require that all people eligible for a promotional opening must pass a written exam and appear before an oral review board, a process which may take from twelve to eighteen months.

Pay raises are automatic within grades, which means the Department cannot adjust the timing of raises to correspond to an employee's performance. Similarly, the Director has little power to fire a staff member who is not performing adequately, because the Civil Service Commission rules make the dismissal of a tenured person almost impossible.

This weakness was recognized by the Director in the late 1960's when he authored a Charter Amendment to allow him to appoint the top four staff members. That ballot measure was rejected by the voters, however, and the Civil Service process must still be used.

Nonconforming Uses

An important recent function is monitoring nonconforming uses (NCU's), which have been phased out by the Zoning Ordinance. Many corner groceries in residential areas have been designated as NCU's, but for reasons of economic equity, the zoning code was not retroactive. Thus, a grocery store may be designated as an NCU with a "life" of twenty years, after which it must be either torn down or changed to conform to land use regulations.

While elimination of corner groceries and other neighborhood stores may have seemed a sound idea, the Commission met with protests from both owners and residents. When termination notices were sent out to owners of commercial NCU's in residential neighborhoods in 1965 and 1970, a great public outcry arose, because people wanted to keep their convenient corner groceries and dry-cleaners. The Planning Commission then extended the year of termination to 1980 to virtually all owners who applied.

Federal Programs

In addition to these duties, the Planning Department has served as the City's agent in several federal programs. It has helped several neighborhood organizations plan neighborhood improvements under the Federally Assisted Code Enforcement (FACE) Program. The Department has also helped write the federal grant applications for the FACE and Urban Beautification programs. It administered a federal grant to prepare a study of Chinatown and works closely with the Mayor's Office of Community Development.

Preservation of Landmarks

In the late 1960's, San Franciscans became aware of the precious heritage of the City's many historic buildings, inventoried by the San Francisco Junior League in a handsome book, Here Today. In 1968, the Landmarks Preservation Advisory Board was set up to advise the Planning Commission and the Supervisors about methods of preserving these buildings, and others of architectural merit.[3]

Environmental Impact Review

The most recent task assigned to the Planning Commission is the review of environmental impact statements. According to California law, the Commission must evaluate all public and private development projects to assess their impact on the environment. While the results of the review have no legal bearing on Planning Commission decisions, the process has already proven to be a lengthy one, with much confusion and misinformation. Home builders and building trades unions have protested that the delays caused by evaluating environmental impact will cost Californians millions of dollars and will increase unemployment throughout the State.

The Commission recently adopted the following guidelines and have determined that a project will have a significant effect if it:

(a) Disrupts or alters the appearance of surroundings of an historic or archeological site
(b) Has a significant effect on natural, ecological, cultural or scenic resources of National, State or local significance

Issues in Planning and Zoning

BETTER CONTROLS ARE NEEDED TO MAKE MISSION STREET DEVELOPMENT BENEFIT THOSE WHO LIVE AND WORK IN THE COMMUNITY

The Height Limits Ordinance was introduced by the Department staff in an attempt to translate the recommendations of the San Francisco Urban Design Plan into law. Although the Commission received much public support for this ordinance, which set appropriate limits in most of the City, some aspects of the ordinance caused protests from many neighborhood organizations. The proposals for 240 and 160 feet heights around the two Mission Street Bay Area Rapid Transit (BART) stations were completely out of scale for the neighborhood and actually violated principles of the Department's own Plan. After a well-received MCO counter proposal, the Planning Commission and its staff worked with the community to devise more appropriate limits shown in Section II.

The lower limits, recently adopted by the Board of Supervisors, will help MCO protect the Mission from high-rise buildings which do not benefit the community. However, additional requirements are necessary, for open space, resident employment and community meeting rooms.

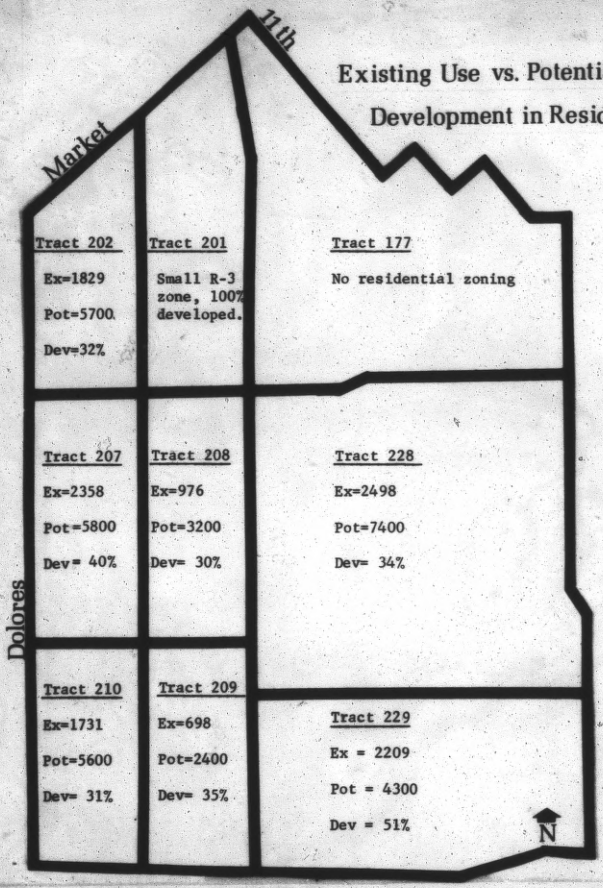
SOME INNER MISSION ZONING IS NOT APPROPRIATE FOR MCO GOALS FOR MAINTAINING A MEDIUM-DENSITY FAMILY NEIGHBORHOOD

As illustrated in the two issue maps in Section II, Mission zoning corresponds neither with present development patterns nor with trends MCO wants to encourage in the future. Down-zoning of residential areas is especially urgent, as shown on the following map.

NO HISTORIC LANDMARKS HAVE BEEN DESIGNATED IN THE INNER MISSION

The Landmarks Preservation Advisory Board has not yet designated any Mission buildings as landmarks. Its members have recently indicated an interest in the many historically significant structures in the neighborhood, and they are eager to begin the preliminary research which preceeds designation. However, their staff is so limited that unless the community itself does the research, no Mission buildings will be protected by landmarks status.

Existing Use vs. Potential Development in Residential Zones



Ex = Existing housing units in residential zones.
Pot = Potential total housing units allowable under current zoning.
Dev = Percent to which the census tract is now developed.

TOTAL DEVELOPMENT OF INNER MISSION RESIDENTIAL ZONES = 36%

12,411 housing units now in residential zones
34,800 potential units in residential zones

THUS UNDER PRESENT ZONING, ABOUT 22,000 ADDITIONAL HOUSING UNITS COULD BE BUILT IN THE INNER MISSION....AN INCREASE OF APPROXIMATELY 55,000 PEOPLE AND 13,000 AUTOMOBILES.

NONCONFORMING USES (NCU'S) IN THE INNER MISSION

NEED TO BE REVIEWED

Almost 400 NCU's have been identified in the Inner Mission. Presently most are scheduled to expire in 1980, when each individual owner must demolish the building or change its use. That arbitrary ruling could be detrimental to the community. Appropriate convenience stores, such as groceries, dry-cleaners, laundries and shops, should be allowed indefinitely. Other uses which may be detrimental, such as gas stations or industrial concerns, should be phased out before the deadline.

THE PLANNING DEPARTMENT MISSION LIAISON

NEEDS A MORE DEFINITE ROLE

A Mission Liaison has been assigned to the neighborhood full time for two years. The liaison has given technical assistance and provided data to MCO and the Mission Housing Development Corporation. She also served as a conduit to bring community ideas to the attention of the Planning Director and his staff. However, lack of definite assignments and rigorous supervision has too often made the liaison role a mutually frustrating one for both the community and the staff.

C. Code Enforcement

THE BUREAU OF BUILDING INSPECTION (BBI) IS RESPONSIBLE FOR MAINTAINING CODE STANDARDS IN ALL HOUSING UNITS AND HOTEL ROOMS IN THE MISSION DISTRICT.

History and Responsibilities

BBI has primary responsibility for the review of applications for new construction and for repairs or demolition of all buildings in San Francisco. Its staff also inspects installation of electrical wiring and plumbing. BBI staff also insures compliance with the City's Building, Housing, Plumbing and Electrical Codes.

The destruction of most municipal records in the 1906 earthquake and fire makes the exact date of the origin of BBI uncertain. However, at least since 1906, BBI has been one of several City agencies which review plans for construction or demolition of buildings and which maintain standards in housing units.

The 1932 City Charter changed the administrative context of BBI and other agencies responsible for maintaining building standards. The Board of

Public Works became the Department of Public Works (DPW) and the Board of Health became the Department of Public Health, with both Directors appointed by the Chief Administrative Officer, rather than the Mayor. Thus, both agencies with responsibilities for housing standards came under the direct control of one man.

BBI underwent significant expansion in the late forties and the fifties, when San Francisco increased its housing code enforcement activities through the creation of a Spot Condemnation Program and an Urban Renewal Division. A City Housing Code was enacted in 1958, significantly more stringent than the State Code which BBI had enforced since 1923. A Housing Appeals Board, later renamed the Abatement Appeals Board, was also created to hear appeals from owners given orders to correct, or abate, code violations.

However, enforcement of housing standards continued to be fragmented between the safety concerns of the Bureau of Fire Prevention, the structural concerns of BBI, and the sanitary concerns of Public Health. These concerns were augmented in 1958 when DPH was made responsible for issuing Annual Certificates of Occupancy for all rental apartments and hotel rooms, a task which entailed a yearly evaluation to see if these units were "decent, safe and sanitary."

The 1958 Housing Code also increased the duties of BBI, which set up an Urban Renewal Division, later renamed Property Conservation, to inspect houses located within specially designated areas, such as concentrated code enforcement or redevelopment projects.

The Board of Supervisors gave still another responsibility to BBI in 1960, when it required that a Report of Residential Record be shown to potential buyers before a residential building could be sold. A "3-R" report contains the existing use, zoning classification, date of construction and past and present code violations of any building in San Francisco.

The addition of these new functions, coupled with a high-rise building boom in the early sixties, strained BBI capacity, despite its increases in personnel and budget. Also, BBI functions still overlapped and sometimes conflicted with other agencies. The consolidation of permit application review, housing inspection and code enforcement into one agency was recommended in 1961, by the Mayor's Committee on Government Organization, and again in 1965, by the Arthur D. Little Company's Community Renewal Program report.

In 1966, the necessary City Charter Amendment passed, and BBI was assigned responsibility for annual evaluations of all the 133,777 apartments and 81,530 hotel rooms in the City. This jurisdiction includes about half the total housing units and virtually all the hotel rooms in San Francisco. To conduct these annual inspections, BBI's new Division of Apartment and Hotel Inspection (DAHI) used a rating system to determine code enforcement priorities. Between 1967 and 1969, DAHI ranked the seventeen thousand apartment houses and hotels, so that those with inadequate exits and illegal occupancies, large and old structures, and those dangerous to health or life, would be scheduled for immediate thorough inspection and code compliance.

San Francisco preceded the federal government by setting up a locally-sponsored concentrated code enforcement effort, which brought all buildings

in a designated area up to City Housing Code standards. This program received a major financial boost when Federally Assisted Code Enforcement (FACE) was established in the U.S. Housing Act of 1965. Three percent loans, rehabilitation grants up to $3500 and relocation benefits became available to property owners and tenants in FACE areas,with local government providing one-third share of the administrative costs. Seven San Francisco neighborhoods have been renovated through the FACE program, and two more are scheduled to begin July 1, 1973. The total cost of the program in San Francisco has been estimated at about $10 million, two-thirds of which was granted by the federal government.

In 1970 the Board of Supervisors established a Repair and Demolishion Fund of $200,000 within BBI. The money can be used for the demolition of any substandard structure in the City or the repair of any residential building. The money is returned to the City by an addition to the owner's tax bill, plus a fifteen percent service charge and seven percent annual interest.

Though only $14,000 of the fund has been used, its potential impact could be significant. In the past the Director of Public Works could only demolish a building, if the owner would or could not repair it. Now a third option is available--repair with this revolving fund--which allows the City to save homes which would otherwise be condemned and destroyed.

Budget and Staff

The budget and personnel of the BBI have grown enormously over the past sixty years. The $26,000 budget of 1910 has grown to $2.2 million in 1972, and the 15 employees of 1915 have increased to 182. Just between 1945 and 1972, the number of employees was multiplied by seventeen, and the budget was increased forty-fold.

BBI has little control over its personnel policies, which are set by the San Francisco Civil Service Commission. Job classifications and salary schedules are standardized, and recruitment and promotion are by competitive exam.

BBI Divisions

The staff of the Plans Approval Division coordinates permit applications for all types of construction. This Division is critically shorthanded; plan checkers and highly-trained engineers must answer telephones and file documents, because clerical help is scarce.

The Central Permit Bureau (CPB) issues permits for all aspects of the construction, alteration and demolition of buildings, billboards, street and sidewalk excavations, and plumbing, gas applicances and electrical installation. The Bureau assigns street addresses and acts as custodian for all plans, records, and specifications for DPW permits.

The municipal budget crisis has drastically curtailed public access to records kept by the CPB. Storage space was exhausted early in 1971, and the present record system cannot provide security for the files, some of which have been lost completely. Documents are currently stored in open bins and cabinets

in the basement of the City Hall Annex, where fire danger is acute. Although a sprinkler system has been installed, saturation of the records with water would damage them as much as a fire.

The Building Inspection Division inspects the construction, alteration, demolition and repair of all buildings in the City. Each Division Inspector is assigned to a geographical area, and he responds to all complaints about the use or condition of properties in his district. He is the first line of defense against code violations and "bootlegged" apartments, installed without a permit.

The Division of Apartment and Hotel Inspection (DAHI) is responsible for the annual inspection of all apartment houses with three or more units and all hotels. Failure of an owner to comply with DAHI orders results in an administrative hearing before the Superintendent of Building Inspection. Then, if time limits for compliance are not met, the case is referred first to the Director of Public Works, then to the City Attorney for condemnation action.

The Property Conservation Division consists of the Redevelopment Section, the Abatement Section, and the FACE Program. The Redevelopment Section conducts preliminary inspections in redevelopment areas and inspects potential relocation housing. The Abatement Section prepares and inspects cases referred to the Director of Public Works.

Appeal Boards

BBI has three appelate Boards, whose members, terms, expiration dates and meeting schedules are listed in Appendix A.

The Board of Examiners determines whether new materials or construction methods comply with City code standards, whether code standards should be reduced in cases of hardship and hears appeals of safety standards or new methods or materials are involved.

The Abatement Appeals Board hears appeals from orders of condemnation or abatement issued by the Director of Public Works.

The Board of Permit Appeals (BPA) can grant a license or permit when any city department has refused to issue one. The Board may also revoke the permit or license of a business, if complainants can prove that its activities are harmful to the public.

Since 1969, BBI Superintendent Alfred Goldberg has challenged more than one hundred BPA decisions. He reportedly feels that the Board is not competent to judge building code cases, a judgement substantiated by the City Attorney, who has upheld two-thirds of Goldberg's challenges to BPA.

Issues in Code Enforcement

THE SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP) HAS MAJOR IMPACT ON INNER MISSION HOUSING.

Although SCEP has been proceeding quietly for several years, the potential magnitude of its impact has not been fully appreciated by Mission tenants and property owners. The 12,283 apartments and 2907 hotel rooms in the neighborhood included in SCEP represent a major resource for housing Mission residents.

PROPERTY OWNERS UNDER CODE COMPLIANCE ORDERS CANNOT OBTAIN REASONABLE LOANS TO FINANCE REPAIRS.

This problem has been reported in a recent study in the Bay Guardian and an investigation by the Stanford Community Development Study, as well as by the experience of Inner Mission property owners.[4]

Although MCO has negotiated an important loan package to aid home-owners, the $1.5 million promised by Crocker Bank only begins to meet the need for housing repairs in the Mission District.[5]

The Repair and Demolition Fund, administered by BBI, could meet some of the need for loans to property owners unable to obtain repair funds elsewhere. However, the strict regulations attached by the Board of Supervisors make this money more difficult to use than conventional financing.[6]

TENANTS COMPLAIN THAT HOUSING REPAIRS CAUSE RENT INCREASES.

In California, as in most states, tenants have virtually no rights. They must continue to pay rent even if their apartment is substandard. Therefore, they worry correctly about demanding code compliance from landlords, whose repairs may be accompanied by a stiff rent increase.

This fear is especially predominant in the Inner Mission, where eighty-five percent of all households are renters and where four out of five housing units need repairs. The difficulty is even more acute for the 7880 Inner Mission low- and moderate-income households who are already spending more than one-fourth of their incomes for rent.[7]

Aside from a statewide mobilization in Sacramento to demand better landlord-tenant laws, renters have only one alternative. They must organize to negotiate rent ceilings and repairs, and they must support landlords who attempt to obtain reasonable loans for code compliance.

APPEALS AND BUREAUCRATIC DELAYS OFTEN STALL THE CODE ENFORCEMENT PROCEDURE.

A City Building Inspector has commented bitterly that a landlord could still be collecting rent in a substandard building five to seven years after condemnation. Of course, most cases take less time between the initial inspection and the final repair or demolition. But the present procedure is lengthy and costly for the public, which eventually must pay for inspections, hearings and court appearances.

A housing court has been suggested as a partial solution by the San Francisco Planning and Urban Renewal Association (SPUR). In such a court, one judge would rule on all housing cases, thus developing a consistant policy toward property owners and tenants.[8]

D. The Federal Government

THE FEDERAL GOVERNMENT IS A PRIMARY SOURCE OF FUNDS TO SUBSIDIZE HOUSING FOR LOW AND MODERATE-INCOME PEOPLE OF THE MISSION DISTRICT.

Since 1937, the Federal government has provided a major source of funds for private home mortgage insurance and for subsidized housing for low and moderate-income people. The extent and magnitude of those programs broadened considerably during the 1950's and 1960's, leading to a proliferation of some forty categorical programs, administered by the Department of Housing and Urban Development (HUD), as the nation's consolidated housing agency was named in 1965.

Nixon's re-election appears to mean "four more years" of the following in Federal housing and community development programs:

- The partial consolidation and reform of existing subsidized housing programs, proposed after an eighteen-month "freeze" on all new federal commitments.
- The consolidation and decentralization of federal categorical programs into community development block grants.
- The increasing federal support of new town development, as a way to implement the National Growth Strategy.[9]

New Towns

The last factor mentioned above appears least important to San Francisco, but may be most significant in illuminating the new Republican thrust toward federal investment in totally new towns, to the neglect of urban areas. This new town strategy was developed by the National Commission on Urban Growth, which proposed that 100 cities of 100,000 people and 10 cities of one million people be created to provide for orderly growth in the United States.[10]

HUD's Office of New Communities Development has received an ever-increasing portion of funds. More than a dozen new communities, ranging in size from 10,000 to 100,000 people, have already been underwritten with HUD money. That funding level will probably double each year, because the new towns strategy has found favor with both Congress and the President.

Project Site Selection Criteria

The HUD Project Selection Criteria, issued on January 7, 1972, govern the selection of moderate-income projects, rent supplements and most public housing. Projects are rated on the need for low and moderate income housing in the area, minority housing integration, economic integration, conformance with a local land use plan, environmental impact, capacity of the sponsor, minority employment and business opportunities and management ability. Projects are rated poor, adequate, or superior on each of the eight criteria, and a single poor rating is sufficient to reject a project.

These criteria, and new cost limitations, have almost precluded subsidized projects in minority neighborhoods, and in central cities in general. HUD has also refused to press for sanctions against suburbs that refuse to construct subsidized housing, even though it has the administrative power to withhold water and sewer grants and subsidies for elderly housing if communities refuse to build subsidized homes for families.

The negative effects of this system for evaluating subsidized housing projects have already been felt in the IM, where HUD has rejected 1500 units of moderate-income housing, because of the criteria.

Reform and Consolidation of Existing Programs

Federal housing programs have lately been the object of both local and Congressional political hostility. The cost of subsidies has increased rapidly in recent years, from $385 million in fiscal 1969, to $1.9 billion in fiscal 1973. Much of the increase is due to the federal operating subsidies paid to public housing authorities to partially replace rental income lost because of a Congressional rent ceiling and payment delinquencies. HUD has also been embarrassed by the widespread abandonment of its moderate-income homes in many central cities and the accompanying evidence of corruption among HUD bureaucrats and Realtors.

The Administration has sought to consolidate forty HUD programs into eight, in line with Nixon's desire to eliminate categorical programs and thus reduce overlapping and waste. To aid in this consolidation Nixon impounded, or "froze," all federal housing funds during an eighteen month evaluation.

Community Development Block Grants

A block grant is made for a broadly specified purpose. These grants contain two elements, consolidation of existing categorical programs and decentralization of resource control to local levels of government, such as San Francisco's Office of Community Development under the Mayor.

The Nixon Administration feels that present federal programs are fragmented, because each was created at different times for various purposes, and each requires a separate application. Nixon also feels that the role of the federal government in setting domestic priorities is overbearing, and that local governments should be given the authority to solve their own problems, according to their own ideas. His Community Development bill was rejected by Congress last year and was recently reintroduced under the title "Better Communities Act."

If the bill passes, each standard metropolitan statistical area (SMSA) in the United States would receive funds based on a formula of population, poverty, crowded housing and HUD funds received over the past five years. San Francisco would receive about $14 million annually.

Since last year's city-oriented legislation would have increased the influence of mayors, it was opposed by the seven powerful House Committee Chairmen who represent highway and agricultural interests. Their opposition kept the measure from coming to a vote, and the White House failed to push its own legislation. Prospects for the next session of Congress are no more favorable, and experts predict that the Better Communities Act will also be rejected.

The Future of Federal Housing Activities

While waiting for new legislation, HUD has attempted to coordinate its categorical programs administratively, within the constraints of existing laws. Major non-housing programs have already been placed under an Assistant Secretary for Community Development, and substantial decentralization of program responsibility was carried out in 1970, by the creation of thirty-nine HUD Area Offices.

A much more radical idea in housing subsidy is being tested by HUD which may profoundly change federal intervention in housing. HUD is currently using $15 million to experiment with housing allowances, which permit needy families to find their own private housing.

Another proposed innovation, direct federal loans for housing, would eliminate private lending institutions from current housing loans, provide closer supervision of funds and possibly end scandals. However, direct federal housing loans would have a huge impact on the national budget, and taking the profit potential out of housing loans also removes political support from bankers and savings and loan officials, who currently finance HUD's moderate-income programs.

In a fall, 1972 address to the Mortgage Bankers Convention, HUD Secretary Romney claimed that federal housing programs needed drastic rethinking. He offered several alternative plans: (1) minimal decentralization of existing programs, accompanied by increased state and local involvement; (2) substantial decentralization of federal role by distributing block grants to states submitting housing plans; (3) radical decentralization, with the federal unrestricted block grants, state allocation of housing funds and state takeover of HUD area offices; and (4) complete termination of direct federal housing role. At this time, the direction chosen by the Administration is uncertain, according to Romney.

What was clear, however, was that Romney would be replaced. The new HUD Secretary, former Under Secretary of Commerce James Lynn, frankly admits he knows little about housing.

Issues in Federal Intervention in Housing

CONGRESSIONAL INTENT IS SOMETIMES SUBVERTED BY BUREAUCRATIC INADEQUACIES

An excellent example of this twisting of the will of Congress is the site selection criteria used by HUD to reject proposals for 1500 Inner Mission subsidized units and for millions of homes throughout the nation. Congress intended HUD's low- and moderate-income housing programs to build units wherever they were needed, but the Nixon administration criteria kept subsidized units out of central cities. Their stated reason for applying the criteria was to encourage the construction of subsidized housing in the suburbs, thus promoting ethnic and economic integration. HUD could have enforced this attempt at integration by withholding federal funds for parks and sewers from suburbs which refused to build subsidized housing. This sanction was specifically included in legislation passed by Congress, but the Nixon Administration informed HUD Secretary Romney that "forced" integration was not a technique favored by Republicans.[11]

FEDERAL HOUSING PROGRAMS HAVE BEEN SEVERELY UNDERFUNDED

Even with the best-intentioned administration, federal funds for housing subsidy are woefully inadequate. In 1968, the President's Commission on Urban Housing proposed urgent housing goals for the nation: 2.6 million new and rehabilitated housing units would be needed <u>each year for the next ten years</u>. Of those 26 million homes, at least six million would be needed for lower-income American families. The ten-year period is half gone, and the 1.2 million

low- and moderate-income units produced during the last five years do not approximate even one-quarter of the national goal.[12]

E. The Mayor's Office

THROUGH HIS OFFICE OF COMMUNITY DEVELOPMENT THE MAYOR HAS AN INCREASING RESPONSIBILITY TO GUIDE AND COORDINATE PHYSICAL DEVELOPMENT THROUGHOUT SAN FRANCISCO.

History

During the last decade, the Mayor's power to influence physical development in San Francisco has expanded, a change intimately tied to the increase of federal funds to cities through urban renewal, "Great Society" programs such as Model Cities, and Nixonian revenue-sharing.

The Mayor has always had considerable coordinative power through his review of the annual budget and his ability to cut budget requests of City departments. However, he has no direct authority over the daily operations of these departments. Some are under the Chief Administrative Officer (CAO), appointed for life by Mayor John F. Shelley. Others are run by Commissions appointed by the Mayor. Although this appointment function is important, the terms of Commissioners are usually staggered so that one Mayor can seldom appoint an entire group, thus minimizing his political control.

Some of these agencies are formally coordinated by the Mayor through the Inter-Agency Committee on Urban Renewal (IACUR), established by the Supervisors in 1953 to plan and implement the rehabilitation of a "wretched slum and conglomeration of flop houses" south of Market. IACUR's responsibilities were later expanded to include citywide coordination of all physical development programs. Its current members are listed in Appendix A.[13]

The massive HUD-funded Community Renewal Program (CRP), a 1964-66 study of San Francisco's development needs, proposed three alternatives to increase the ability of the Mayor to affect physical development. One of those alternatives was chosen by Mayor Shelley, who asked the Board to create the position of Deputy for Development. They did so in January, 1965, resolving that the Deputy would be appointed by the Mayor and would receive the third highest salary in City government.

Shelley appointed T. Jack Kent, a City Planning professor at the University of California, as his Deputy for Development. One of Kent's major accomplishments was the initiation of an application for the federal Model Cities program. He also formalized IACUR meetings and convinced the Board to approve the post of Assistant Deputy for Development, to provide some staff capacity for IACUR.

Mayor Joseph Alioto chose a new Deputy, former HUD Assistant Regional Administrator and land developer John H. Tolan, Jr., who spends less time "coordinating" and more in an effort to increase federal funds. One of his major activities is maintaining San Francisco's relations with HUD, and he often travels to Washington to meet with the City's representatives and various federal agency officials. While Kent tried to use IACUR as a coordinating body, Tolan has curtailed its activities. Most agencies are now represented only by "deputies' deputies," and IACUR is convened only when its approval is needed for a major project.

To enable Alioto to provide policy direction for the Redevelopment Agency, the Board of Supervisors in 1968 created the post of Special Assistant for Housing and Relocation under the Deputy for Development. The Assistant monitors relocation programs and resources and serves as the Mayor's advisor on housing and relocation problems.

In addition, the Special Assistant chairs the Local Rent Assistance Committee, set up in 1968 by the Board to make policy for the Local Rent Assistance Program. A series of judicial findings showed that City services to people forced to move by redevelopment or other public action were inadequate. These findings influenced the Supervisors to approve $300,000 for the Local Rent Assistance Program, which was to be distributed in the following way: $100,000 for temporary rent supplements, $110,000 to pay for publicly-caused relocation expenses, $20,000 for finders' fees for relocation housing, $15,000 for emergency relocation grants and $10,000 to help the Housing Authority assist displaced families.

The position of Special Assistant for Model Cities was approved when the program finally got underway in the City in 1970. Although the Model Cities Agency is discussed later, its Director is technically part of the Mayor's staff.

Since 1969, the Mayor's Office has been engaged in battles over the recertification of the Workable Program, which is prepared by the Deputy for Development as a prerequisite to receiving most HUD funds. In 1969, 1971 and 1972, Citizens' organizations filed administrative complaints with HUD, charging the City with failure to comply with federal requirements for housing production, relocation adequacy, citizen involvement and modernization of City codes. HUD review found that housing and relocation statistics were unclear, that housing goals were not being met, and that the City had indeed failed to allow citizen involvement. However, action by the Mayor always resolved the difficulties in time to keep federal funds flowing.

The Nixon Administration has proposed to replace the Workable Program and the categorical grants associated with it by community development revenue-sharing funds, used according to priorities developed by Mayors or City Managers. HUD has in the last year been encouraging Mayors to develop

comprehensive goals, policies and programs in anticipation of community development. These new federal actions further emphasize the importance of the Mayor's Office in San Francisco.

Responsibilities for Housing and Community Development Activities

The Mayor is responsible under the City Charter for coordinating and enforcing cooperation among municipal departments. His formal power to accomplish this chore comes primarily from his control over the budget and through his ability to appoint the Planning, Police, Fire, Welfare, Recreation and Parks, Public Utilities, Housing Authority, Redevelopment Agency, Model Cities and Parking Authority Commissioners. The Mayor also appoints officials in key development positions and has the power to establish advisory groups and special committees.

With recent legislative and administrative changes in federal funding of City programs, new information and increased staff were needed to enable the Mayor to determine priorities among neighborhoods and coordinate community development activities. The strenthening of his ability to control community development was assured by a $315,000 HUD grant used to create the Office of Community Development (OCD).

OCD has two primary functions, program development and program coordination. OCD is now preparing a Community Development Program and will coordinate 1973-74 HUD funds for the City. This procedure will enable the Mayor to review a whole range of development proposals in a comprehensive manner. To provide a community base for OCD, the Mayor appointed the Citizens Committee on Community Development, listed in Appendix A.

OCD will also prepare a City housing strategy, emphasizing provision of low and moderate-income units. The information needed to develop this strategy will be provided by surveys of vacancy and condition now being conducted by the City Planning Department. OCD will be the City's advocate at the regional, state and federal levels and will monitor the activities of various boards and commissions which influence development in San Francisco.

The Mayor has recently increased his ability to set priorities in the economic development of the City. The HUD grant for OCD also funded a City Planning Department study to examine the effects of growth on the City's service delivery capacity and tax base, on the quality of life and on the employment, income and population characteristics of San Francisco.

Coupled with his increased staff capacity and his new ability to direct and coordinate federal funds, this growth study will enable the Mayor of San Francisco to exert significant control over the future of the City.

Staff and Budget

There has been a tremendous growth in the staff and budget of the Mayor's Office in the last decade. From 1950 to 1973, permanent salaries have increased almost five-fold, while the number of budgeted employees increased by fifty percent. Most of this increase was caused by the creation of the new positions of Assistant Deputy for Development, Deputy for Social Programs, Special Assistant for Housing and Relocation and accompanying clerical staff. Between 1965 and 1973, the Mayor's Office budget increased from $[illegible]857 to $72,7[illegible]

tant for Housing and Relocation, and accompanying clerical staff. Between 1965 and 1973, the Mayor's Office budget increased from $324,857 to $721,734.

Issues in the Mayor's Intervention in Housing

THE MAYOR AND THE OFFICE OF COMMUNITY DEVELOPMENT HAVE NOT YET ADOPTED PRINCIPLES FOR DISTRIBUTION OF REVENUE-SHARING AND COMMUNITY DEVELOPMENT FUNDS.

Two new important funding sources are available for San Francisco. The first is General Revenue Sharing (GRS), which is simply a check to the City from the U.S. Treasury. The GRS annual funding level is determined by a formula concocted by the federal government, which depends on the amount of income tax collected from San Francisco residents. The City will receive about $19.2 million each year for the next five years through GRS. The second money source, Community Development (CD), has not yet been passed by Congress. If adopted, this bill may allocate $14 million annually to San Francisco, an amount which will vary according to the final formula adopted by the legislature.

These two new funding sources are miniscule, compared with the entire City operating budget, which in 1973, is about $570 million, not including Board of Education funds. GRS and CD combined are about $34 million, or only 5 percent of the total. However, these new sources are important to MCO and to other citizen groups in San Francisco, because they will be distributed through the Supervisors and the Mayor's Office of Community Development, through hearings and meetings which are open to the public.

This open process is in sharp contrast to former procedures, when individual agencies, such as Public Housing or Redevelopment, applied for project funds directly from the federal government, giving citizens little recourse except to protest and law-suits to enforce participation requirements.

However, no firm principles for assuring community groups of early access to decision-making have yet been adopted by the Mayor or by OCD.

THE MAYOR HAS APPOINTED ONLY TWO MISSION RESIDENTS TO THE DOZEN PERMANENT BOARDS AND COMMISSIONS WHICH AFFECT HOUSING IN THE COMMUNITY.

While the Mayor has no direct control over City departments, he exerts influence indirectly in his choice of appointments to such important permanent bodies as the Planning Commission, the Board of Permit Appeals, the Redevelopment Authority and the Housing Authority. A complete list of these groups is included in Appendix A, with the expiration date cited for each member.

F. Mission Housing Development Corporation (MHDC)

THE MHDC CARRIES OUT A BROAD MANDATE FOR REHABILITATION AND NEW HOUSING IN THE INNER MISSION.

History and Responsibilities

In less than eighteen months, the Mission Housing Development Corporation (MHDC) has made a sound record of achievements, despite severe uncertainties in federally-assisted housing programs. The MHDC is among the most productive of 110 similar agencies across the nation in approvals of conventional federal programs, such as Section 236 housing for moderate-income people. More important, the MHDC is unique in its two programs of "leveraging" revolving funds to encourage private lenders to invest in Mission housing.[14]

MHDC was created in 1971, using funds from the federal Model Cities program operating in the Mission Model Neighborhood, which has the same boundaries as the Inner Mission. Housing was an important priority in the Model Cities plan, and the MHDC was created to administer the program, because no single public or private institution could assume responsibility for the wide range of activities proposed by Mission residents. The MHDC is a California non-profit corporation governed by a Board of Directors with nine members, listed in Appendix A.

Goals and Targets of the MHDC

The MHDC has four goals:

- To expand the supply of standard new and rehabilitated housing for low and moderate-income Inner Mission residents.
- To increase Mission residents' understanding in defining and addressing housing problems in the neighborhood.
- To use MHDC housing activities as an economic development vehicle for the Mission District.
- To increase ownership of homes and condominium apartments among low and moderate-income Mission residents.

During its first Model Cities Action Year, MHDC set the following targets:

- To make available low-interest loans and grants for home repair.
- To submit applications for housing projects to the federal Department of Housing and Urban Development (HUD).
- To develop community competence by training Mission residents for professional positions in the field of housing.
- To generate economic development by providing employment opportunities in rehabilitation and new construction to minority contractors in the Mission District.

MHDC Development and Rehabilitation Activities

Moderate-income Housing: Just before the federal "freeze," the MHDC received feasibility letters which guarantee the construction of 89 Section 236 housing units, 50 for families and 39 for Senior Citizens. The MHDC used $100,000 to reduce the land cost in the family housing project and thus to lower rents.

Crocker Rehabilitation Loan Fund: As a result of negotiations by MCO, MHDC was able to use $100,000 to set up a revolving default fund at Crocker Bank. This MHDC money was "leveraged," or multiplied, by Crocker, which has agreed to provide $1.5 million in 7 percent-ten year rehabilitation loans for Inner Mission property owners. The default fund will remain deposited with Crocker regardless of the future of Model Cities; thus the MHDC has ensured a constant flow of reasonable loans to renovate housing in the neighborhood.

SAMCO Homeownership Program: Also as a result of MCO negotiations, another revolving fund of $100,000 was deposited by the MHDC with SAMCO, a consortium of private savings and loan associations. This fund was leveraged five-fold, and SAMCO has agreed to make $500,000 available to enable Inner Mission families to purchase homes in the community.

Rehabilitation Grants: To assist poorer Mission homeowners unable to afford loans, the MHDC developed a program of rehabilitation grants. During the past eighteen months, the MHDC has given 91 grants.

Interest Subsidies: To help moderate-income home-owners use the Crocker loan program, the MHDC can grant an interest subsidy, to reduce the 7 percent to a more manageable rate. The MHDC has given six such interest subsidies.

Rent Subsidy Program: To further reduce rents in its two housing projects, the MHDC has set aside $50,000 for additional subsidies to tenants.

MHDC Planning Activities

N.E.I.Z. Plan: Working primarily with the MHDC and its consultants, MCO prepared a plan for renovation and new housing in the North East Industrial Zone of the Inner Mission. During this planning process, the MHDC also coordinated the resources of several City agencies, whose approval will be necessary for implementation of the NEIZ Plan.[15]

Mission District Comprehensive Plan: With MHDC assistance, MCO committees are preparing an overall plan for Mission development which will include transportation, recreation, open space and urban design, as well as this Housing Plan. The plan will feature action agendas for all public and private agencies which affect the Mission District.

MHDC Issue

FUTURE MHDC FUNDING IS UNCERTAIN.

The San Francisco Model Cities program is funded only through July 1, 1974. Therefore, the continuing of MHDC staff and functions after that date is uncertain. The MHDC has begun a valuable process of planning, development, rehabilitation, home-ownership and leveraging of private capital with MCO assistance. These activities are of great benefit to the community and must be continued, regardless of the future of Model Cities.

G. Other City Housing-Related Functions

G-1 Coordination of City Agencies

THE MODEL CITIES AGENCY (MCA) IS CHARGED WITH COORDINATING THE ACTIVITIES OF CITY AGENCIES IN MODEL NEIGHBORHOODS AND WITH PROVIDING TECHNICAL ASSISTANCE AND INFORMATION ABOUT HOUSING AND COMMUNITY DEVELOPMENT.

History

As part of the urban emphasis of Democratic "Great Society" programs, Congress passed the Demonstration Cities Act in 1966. "Model Cities," as the new program was soon called, was proposed by the President because

"Cities of all sizes do not have adequate resources to deal effectively with critical problems."

To solve those problems, Model Cities was designed to increase funds available to problem neighborhoods and improve the use of existing resources. First, participating cities received "supplemental grants" which could be used according to local needs and priorities, within broad federal guidelines. Second, existing intergovernmental resources were supposed to be made more effective by increased coordination, and through "innovative and imaginative planning and action," according to the early federal guidelines.

Model Cities attempted to intervene in the problems of blighted neighborhoods by combining a number of strategies into one program designed to improve the total quality of life. These strategies were based on a common misperception, which assumed that a small amount of "free" money and better coordination were sufficient to accomplish meaningful social change.

Originally the program was to be a true "demonstration" in only a handful of carefully chosen cities. To convince Congress to pass the program, the number was expanded, first to sixty-three and then to one-hundred-fifty cities. However, only the number of targets was increased; the funds appropriated remained the same.

On the positive side, Model Cities was more sophisticated and comprehensive than earlier federal efforts. The program was designed to allow sufficient time for planning, and it mandated the participation of citizens, public agencies and relevant decision-makers from local governments.

National reaction to the program has been mixed. Recent studies have shown that the aggressiveness and political status of the local Model Cities Director and his relationship to the Mayor or City Manager, have been the most important elements in the success of a program.

In many effective Model City agencies, the Director is also the planning and coordinating arm of the Mayor, giving him wider knowledge of state and federal programs, and suggesting new approaches to controlling the performance of public agencies. In others, the Model Cities agency provides the Mayor with additional staff to pressure traditional agencies to be more innovative and responsive to low-income citizens' needs. In many cities, Model Cities has increased the ability of local government to coordinate traditionally independent agency activities. The most effective Model Cities directors have learned to manipulate the federal system to make it deliver resources and technical assistance.[16]

Model Cities in San Francisco

San Francisco was accepted by the federal Department of Housing and Urban Development (HUD) as one of the "second round" Model Cities, included when Congressional pressure expanded the program to one-hundred-fifty cities. The City was awarded an annual supplemental grant of about $7.3 million, to be used in the following approximate ratio: ten percent for administering the central Model Cities Agency (MCA) staff, forty-five percent for projects in the Mission, and the remainder in Hunters Point.

Each San Francisco Model Neighborhood developed its plans in a different manner. Hunters Point decided to become a regular City agency, with a commission appointed by the Mayor. The Mission wanted more independence from the City structure and chose to administer its funds through a non-profit entity, the Mission Model Neighborhood Corporation (MMNC).

Again, the two neighborhoods diverged in the "Planning Year," during which objectives were set for the following five "Action Years." Hunters Point decided to distribute its funds among a collection of projects suggested by community groups. MMNC decided, instead, to concentrate its first Action Year grant of about $4 million in four major areas: housing, jobs, daycare and education.

Responsibilities of the Model Cities Agency

A major function of the MCA is to "push paper" in any way necessary to keep HUD Model Cities funds flowing to the two neighborhoods. That task is a difficult one, as federal guidelines shift, and the mood of the Administration worsens. In its initial attempt to fulfill this responsibility, the MCA helped each neighborhood prepare its goals and program descriptions, incorporated into a comprehensive plan of improvement over a five-year period.

Another important MCA function is to evaluate the effectiveness of the various programs operating in each neighborhood. If necessary, the MCA can provide technical assistance to shore up faltering projects.

Most urgent to IM residents concerned about housing improvement is the MCA's responsibility to monitor and coordinate public actions which affect physical development. This function has not yet been achieved by MCA staff.

Staff and Budget

More than five dozen job slots presently comprise the San Francisco MCA, with specialists in various program areas assigned to each Model neighborhood. Recent federal cuts in MCA funds and a series of investigations by local media and the Board of Supervisors have demoralized the staff. The Model Cities Director has asked both the Supervisors and the Mayor's Office of Community Development to continue funding the MCA staff, maintaining that coordination and technical assistance to low-income communities are important functions. At this time an accurate assessment of the future of the San Francisco MCA is impossible.

Model Cities Agency Issue

MCA HAS NOT RECEIVED SUPPORT FROM THE MAYOR OR FROM MOST CITY DEPARTMENTS.

In a series of hearings held by the Board of Supervisors, the MCA Director and his staff have charged repeatedly that the Mayor considers the Model Cities program "an ethnic buy-off to keep the Blacks and Latinos quiet." That allegation is unproven; however, there is evidence that city agencies with impact in the two Model Neighborhoods were never coordinated by MCA staff.

An example particularly disturbing to MCO are recent actions by the Police Department and the Board of Permit Appeals (BPA), allowing several pawn shops to relocate--at great federal expense--from the Yerba Buena Center Redevelopment project to the Inner Mission commercial area. MCO, the Mission Merchants and many other community residents protested, stating that pawn shops were blighting influences. Somehow the Mayor, the BPA and the Police Chief failed to see the irony of using federal relocation money to relocate unsavory stores in a neighborhood which is receiving other federal funds to upgrade and halt blight.

G-2 Fair Housing

THE HUMAN RIGHTS COMMISSION (HRC) SEEKS TO MOBILIZE COMMUNITY OPINION AGAINST ALL FORMS OF DISCRIMINATION IN HOUSING.

History and Responsibilities

The Human Rights Commission (HRC) was set up in 1964, when a Supervisors' resolution established its fifteen-member board, appointed by the Mayor for four-year terms and listed in Appendix A.

The HRC and its staff seek to eliminate prejudice, discrimination due to race, religion, color, ancestry, place of birth and sex, and promote equality in economic, political and educational opportunity. It monitors public services, to insure that all residents are served equally.

The HRC receives individual complaints of discrimination and refers complainants to organizations, such as the Fair Employment Practices Commission, with enforcement powers. It investigates other cases to the extent possible with its limited staff. Although it has no enforcement power, the HRC has been an effective mediator with community groups, government officials and private organizations in attempting to solve individual problems. It also tries to expose discrimination through investigations, official reports and public hearings.

HRC staff try to increase housing and job opportunities for minority residents of the City through support for Affirmative Action hiring programs, manpower training and fair housing legislation. They also act as liaison between minority group organizations and private or official organizations in an attempt to lower community tensions. Because of its lack of staff capacity and legal authority, HRC must act as a catalyst, trying to improve community relations through persuasion and education, because it cannot itself provide extensive services or enforcement.

Housing Activities

The HRC has a broad role in housing. Acting on recommendations of its Housing and Urban Development Committee, it advocates greater citizen participation in planning, rehabilitation of existing housing and helping displaced people find new homes in their own neighborhoods. Construction of housing for low and moderate income residents, establishment of a land bank for publicly-owned land and the elimination of discrimination in sales and rentals are also HRC concerns.

Most of these activities are initiated by the HRC Housing Representative, who advises the Commission on housing matters and implements policy decisions through work with community groups, government agencies and private organizations. She is currently trying to make code violation reports public documents and to involve tenants in the code enforcement process. She has proposed the use of surplus public land for subsidized housing and has drafted a City Fair Housing Ordinance, in cooperation with various organizations in San Francisco and the Bay Area. One of her proposals, for a six-month integration study in the City, was recently adopted by the Supervisors. That study is being carried out by the Fair Housing Planning Committee, whose 34 members are listed in Appendix A.

Budget and Staff

Both the budget and the staff of the HRC increased between 1965 and 1972. When HRC was established, it had only two staff members, one professional and one clerical. Now it has eight professionals and nine clerical persons funded by the City. The 1965 budget was $183,699; by 1972, it had increased to approximately $500,000--$218,336 from the City and the rest from federal agencies and private foundations.

G-3 Housing Services

THE ECONOMIC OPPORTUNITY COUNCIL (EOC) PROVIDES HOUSING SERVICES AND HOMEOWNERSHIP COUNSELING TO ELIGIBLE SAN FRANCISCANS.

History

The San Francisco EOC was instituted by the Supervisors when the Economic Opportunity Act of 1964 authorized the creation of local agencies to administer federal anti-poverty funds. The need for action to aid San Francisco's poor was evident to many diverse groups, although some factions disputed the amount of actual control which should be given to impoverished residents. Early political opposition was minimized by the nature of the EOC Board of Directors, which include representatives of civic and professional groups, as well as actual poor people. The principle of broad representation was extended to the Boards of the City's five "target areas," one of which includes the Inner Mission. Board members are listed in Appendix A.

About $15 million is spent each year by the EOC to provide such services as legal aid, housing assistance, job referrals, consumer affairs advice, adult education and economic development to impoverished San Franciscans, delivered through centers in the five target neighborhoods. The federal money currently provides jobs for about 1200 people employed by EOC directly or by EOC- funded organizations. However, the anti-poverty program is not in favor with the present Administration, which has proposed eliminating it entirely by 1974.

Housing Activities

EOC spends $400,000 each year for housing services in the five poverty areas of the City. Their housing staff numbers thirty-four: six in the central office and twenty-eight in field offices.

The Housing staff provides counseling on tenant problems such as evictions, illegal rent increases and poor maintenance. It helps people find emergency housing and advises them about eligibility for public housing. It also makes referrals to other agencies which provide welfare and employment services. People learn of EOC housing assistance through spot announcements on radio and TV, press releases, leafleting and letters to community organizations.

The EOC-funded San Francisco Legal Assistance Foundation has been important in both individual landlord-tenant cases and in large-scale law suits to increase housing opportunities and the ability of redevelopment project residents to affect agency plans.

In yet another direction, EOC is seeking HUD designation as a homeownership counseling agency. The primary clients would be those eligible for federally-subsidized homeownership programs, whose income limits are listed in Appendix C. HUD is concerned about the high rate of default in its subsidized programs and hopes that problems would be reduced if families had

basic information on the problems of homeownership. If it receives HUD designation, the EOC will inform prospective homeowners of the financial burdens of ownership and advise them on evaluating neighborhoods, moving furniture, maintaining homes and preparing family budgets.

EOC is also planning a resident property management program to train tenants as apartment managers with general maintenance skills. This EOC program will provide four hours of daily classroom instruction, in cooperation with property management firms, which will give on-the-job training. Every trainee will be guaranteed a job upon graduation, and his initial wages will be supplemented by funds from the Concentrated Employment Program of the EOC.

The main problem in initiating this program is the difficulty in finding employers willing to commit themselves to hiring a program graduate six months ahead of time. Substantial opposition is also expected from San Francisco Building Trades Council, which terminated a similar project sponsored by the Redevelopment Agency two years ago. However, EOC Housing staff members feel such a program is needed in San Francisco, where two-thirds of the people are tenants and most rent from absentee landlords.

EOC Issue

EOC FUNDING IS UNCERTAIN.

Both housing services and legal assistance to the poor may be curtailed altogether, if Congress does not override the President's power to "freeze" funds for programs he does not like.

H. The Private Sector

H-1 Contractors and Developers

MOST CHANGES IN MISSION DISTRICT HOUSING--DEMOLITION, NEW CONSTRUCTION, RENOVATION--ARE BROUGHT ABOUT THROUGH THE ACTIVITIES OF PRIVATE, INDIVIDUAL CONTRACTORS AND DEVELOPERS.

CONTRACTORS

The private housing sector is influenced by many people: bankers, realtors, and architects as well as contractors and developers. However,

> "the housing industry has extremely ill-defined boundaries. Many building and contracting firms are involved not only in housing but in other kinds of light construction. Lenders and real estate brokers who service this industry often do much of their business in other areas. Producers and distributors of materials tend to serve the entire construction market, rather than to specialize in residential construction. Craftsmen and laborers may be building houses one week, but working on missile silos the next. Significantly, the U.S. Bureau of the Census does not consider home building to be a separate industry at all. For example, the Census counts contractors as part of the construction industry, and merchant homebuilders as part of the real estate industry."[17]

Approximately $25 billion is spent on new private residential construction each year in the United States. Most of this new housing is built by individual contractors, who submit the lowest construction cost estimate to an individual developer. A "general" contractor oversees all construction activities as well as building the basic structure of the house. He may hire "subcontractors" to install utilities, such as plumbing, heating and electrical systems. However, the general contractor is ultimately responsible for the performance and quality of all sub-contracted work.

Contractors must be licensed by the state and often form associations, such as the Mission Contractors' Association. Contractors must be able to meet the cost estimate given the developer. Occasionally the construction costs exceed original estimates, and to protect themselves, contractors obtain bond insurance for each specific development project. Bonding insures the developer that if construction costs exceed estimates, the difference will be paid by the insurance company. The usual fee is one percent of the value of the bond.

Contractors usually employ union workers because their apprenticeship training and skill has enabled them to pass the rigid union qualifying tests. However, they are not required to hire through unions. If union workers are not hired, costs are lower, but many contractors feel they have better control over the quality of work done by a union member. All construction work must be checked by a city building inspector to insure that construction meets minimum building codes.

Contractors not only build new homes and apartments, they also repair or rehabilitate older ones.

> "Little is known about private rehabilitation activity except that there is a lot of it. The amount of rehabilitation activity can be estimated from a Census sample survey of expenditures for maintenance and remodeling of residential properties. This survey counts both the value of work which the owner contracts out,

and the value of materials used when the owner does his work. Thus it does not include the value of do-it-yourself labor, which may amount to several billion dollars a year. The Census estimates...were confirmed by a recent survey by the F.W. Dodge Company which estimated the market at $12 billion a year. Most of the expenditures are minor, consisting of small fix-up jobs...changes in housing quality are usually incremental." [18]

Contractors are often hesitant to rehabilitate older housing in economically-depressed neighborhoods. People of moderate or low incomes cannot always afford the routine repairs needed in a house every five to ten years, thus their homes slowly deteriorate, making major rehabilitation a costly, lengthy procedure. Accurate estimates of rehabilitation are difficult to prepare before work begins. As walls are knocked out, more problems are often discovered, and rehabilitation costs rise, sometimes two or three times the original estimate.

Issues in Contracting

IT IS DIFFICULT FOR A NEW OR MINORITY CONTRACTING FIRM TO OBTAIN BONDING.

Many banks and insurance companies consider the Mission District to be in a state of economic decline. This attitude makes it difficult for contractors, especially minority ones, to obtain bonding for Mission District construction projects.

CONTRACTORS ARE HESITANT TO REHABILITATE OLD HOMES OWNED BY MODERATE OR LOW INCOME PEOPLE.

Though a moderate income owner may be able to afford a contractor's initial rehabilitation estimate, he may not be able to finance any additional repairs uncovered during renovation work. Since final costs are often higher than original estimates, contractors do not want to risk doing work for a moderate income owner who cannot afford to exceed the initial estimate.

DEVELOPERS

Without private developers, or "entrepreneurs," much of today's construction and new development activities would cease. Developers buy and develop property with the goal of realizing a quick profit. They sell the "developed" property and thus are seldom involved in managing the new development, whether it is a store, a warehouse or an apartment building. Developers constantly study growth patterns and by judging where future development will go, they can buy land at cheap prices and sell at many times their original investment. A developer can be a Realtor, a contractor, a private business man or an entrepreneur, interested in speculating in the development of land. Developers all have one thing in common, money, or the ability to obtain large scale financing. Land development is highly competitive and

speculative, with millions of dollars gambled on potential growth areas that may never grow, shopping centers which may never be built and housing developments that are only half occupied.

Developers often do not buy the property they hope to develop. Instead they buy an option on the land which gives them the right to buy over a given period of time. Once the developer is sure the land will bring a profit, he utilizes his option and buys the land before the "boom" hits the area. After land sales rise and the area experiences an expansion, he may sell the property for a handsome profit.

The capital needed to buy and develop large scale residential property usually comes from the individual developer, who hires a contractor to build whatever will be most profitable, offices, stores or homes. In San Francisco, developers are not only subject to Building Codes, but also must meet height, bulk and zoning requirements. However, if a proposed development meets these specifications, a construction permit may be granted without any public notice, regardless of the wishes of a community organization trying to control land use in its neighborhood.

Issues in Housing Development

DEVELOPERS HAVE INFLUENCE OVER BANKS, INSURANCE COMPANIES AND PUBLIC AGENCIES.

Private entrepreneurs work closely with lending institutions to finance land developments. Developers advise bankers about areas of growth, as well as neighborhoods in decline. Bankers are often hesitant to lend money in areas considered by developers to be a bad investment, and insurance agencies are often influenced in the same manner.

Private entrepreneurs may propose construction which exceeds or contradicts present requirements for zoning or structural strength, requiring variances or exemptions from responsible public agencies. Because developers control many jobs in construction, they often are able to influence City agencies which guide construction, materials and land use.

DEVELOPERS MAY HARM NEIGHBORHOODS WITH INAPPROPRIATE PROPOSALS OVER WHICH A COMMUNITY HAS NO CONTROL.

Because a developer has financial backing and influence, he may obtain variances or exemptions from present law, as described above. He often has the resources to create beautiful architectural drawings and economic analyses to "prove" his development will be an esthetic and economic asset to a community. The neighbors of this project, however, seldom have the time or resources to refute him, and a community can do little to stop a development once an exemption has been issued.

DEVELOPERS SPECULATE WITH UNDERDEVELOPED LAND.

"Underdeveloped" may be a vacant lot or a single-family home in a high-density zone. A developer will often buy two or three single-family

homes in a higher density zone, tear them down and build an apartment house. If he cannot buy all three homes at once, he will buy them one at a time and rent them until he is ready for demolition. Since this process can take several years, the houses may be under-maintained and gradually deteriorate. A primary method of encouraging maintenance in these "underdeveloped" areas is to demand that the City Planning Commission "down-zone" the neighborhood, by changing allowed residential uses from high to low/medium density.

H. THE PRIVATE SECTOR

H-2 Private Lending Institutions

PRIVATE LENDING INSTITUTIONS ARE THE PRIMARY SOURCE OF FUNDS FOR REHABILITATION AND PURCHASE OF HOMES IN THE MISSION DISTRICT.

A miniscule number of American families live in government-subsidized homes--only five percent of total throughout the country. IM residents fare slightly better, because about three percent of their housing is subsidized, through the low-rent public housing program.

Federal subsidy for housing rehabilitation is also scarce. Currently, only the Mission Housing Development Corporation can subsidize home repairs, through its Model Cities funded grant and interest reduction programs. However, again the total need far exceeds available resources. MHDC grants have been used to repair ninety-one Inner Mission homes, but almost 16,000 IM homes and apartments--four out of five--need some kind of rehabilitation.

Therefore, Mission residents must seek private financing if they wish to repair or purchase homes. The usual sources are commercial banks or savings and loan associations. Three studies have shown the enormous barriers confronting IM people who apply for loans.[19]

The 1968 report of the President's Commission on Urban Housing demanded that the Nation's bankers end "the dearth of housing financing in slums." Their nationwide study found that potential "homebuyers in such areas found it difficult to arrange for home purchase, and existing property owners were hard-pressed to finance improvements..." Although that Commission called for "a major federal effort to boost the flow of credit to slum areas," recent studies show that lenders are still reluctant to finance homes or rehabilitation in the Inner Mission.

The second study investigated twenty-one bank branches in the MCO boundaries. The third was conducted by the Bay Guardian newspaper and consisted of an intensive review of the citywide lending activities of two banks--Bank of America and Wells Fargo--and three Savings and Loan Associations--Bayview, Home and American.

Both studies showed evidence of "red-lining" by these institutions, an illegal activity which is the refusal to loan money in a low-income area. The process was so named, because in days when banks were less regulated, officials simply drew red lines around forbidden neighborhoods.

Issues in Private Lending

SOME MISSION BANKS USE MORE STRINGENT CRITERIA IN THE NEIGHBORHOOD.

Since red-lining is now against the law, banks are more subtle, as many Mission residents know. Many Mission-based lending institutions apply the following stringent conditions, but only to owners who want to purchase or rehabilitate homes in certain areas:

- A 30-50 percent down payment may be required, rather than the 5-20 percent needed elsewhere.
- Loans are offered for only twenty years, instead of thirty, thus increasing monthly payments.
- Higher standards are used to evaluate the property.

LACK OF PRIVATE INVESTMENT INCREASES INSTABILITY AND DECLINE.

The effects of this reluctance by private lending institutions to invest in the Mission are apparent. Families who want to purchase homes in the Mission buy elsewhere to obtain reasonable financing, thus depriving the neighborhood of the increased stability which accompanies homeownership. IM landlords cannot finance property repairs, leading to further decline and eventual condemnation.

AN EXPANSION OF MCO'S TWO PRIVATE INSTITUTION FINANCING PROGRAMS IS NEEDED TO MEET COMMUNITY NEEDS.

The solution to red-lining has already been found by MCO, which has negotiated home repair and home purchase loan packages with two institutions. However, these benefits must be negotiated on a much more massive scale, to meet the needs in the IM.

H. THE PRIVATE SECTOR

H-3 Realtors

MOST HOUSING SALES AND MANY APARTMENT RENTALS IN THE MISSION DISTRICT ARE HANDLED BY REALTORS.

Real estate accounts for approximately two-thirds of the national wealth in the United States. Since almost all real estate transactions are handled by brokers, Realtors play an important role in the private housing sector. A real estate broker must pass qualifying exams and must be certified by the State to sell land or lease property. Realtors may specialize in residential, commercial or industrial properties, or may become mortgage analysts or lease specialists.

Realtors exist for one basic purpose: to bring together buyers and sellers of property. Since most communities lack a central listing market, real estate agencies provide catalogues of homes and apartments, called "listings," for rent or for sale which will suit their clientele. The multiple-listing agency provides subscribing real estate agencies with photographs and information about each property for sale, and receives a fee from the agencies for this service.

Realtors provide other services in addition to a listing of properties for sale or rent. They study the growth patterns of an urban area, as well as each neighborhood within a specific city, such as the Inner Mission. If a Realtor thinks a certain area of the city is declining, he may advise his clients not to buy or rent there, explaining that their investment will not increase over time, since property values are sagging. Realtors establish strong relationships with lending institutions, since no sale can occur without financing and the extension of credit. Therefore Realtors may help clients get loans and advise them about interest rates, mortgages and refinancing.

Realtors in residential sales are paid on a commission basis; they receive a percentage of the final sales price, usually between five and seven percent. The real estate agency may also take a percentage of the commission. Therefore, an individual Realtor is usually interested in seeing property developed at its "highest and best"--most profitable--use, because a high-rise apartment building is worth more than a single-family home on the same piece of land. General increases in neighborhood property values are reflected by higher sales, and therefore by higher commissions.

Real estate interests in San Francisco are strong and carry great influence in State Assembly through the San Francisco Real Estate Board, which actively lobbies for the protection of property rights and for such measures as adequate financing of home purchase and repair.[20]

REALTORS MAY CONTRIBUTE TO THE DEPRECIATION OF DECLINING NEIGHBORHOODS.

Realtors often advise clients not to buy in an area which they consider is in decline. This attitude and the influence Realtors carry often encourages banks to withhold or deny home purchase or rehabilitation loans to people in "declining" neighborhoods. When people are discouraged from purchasing in an area, the neighborhood falls into further neglect, encouraging still more residents to leave, in a downward cycle of decay.

REALTORS RARELY FAVOR DOWN-ZONING.

Realtors favor development at its highest and most profitable use. Higher residential densities raise property values, create more real estate activity and bring Realtors high commissions. Thus, Realtors often favor high density zoning, though the community may favor lower densities to preserve medium-scale family housing. Because real estate interests are strong, their opposition to proposed "down-zoning" may be of serious consequence for a neighborhood organization.

I. Public Housing

THE PUBLIC HOUSING AUTHORITY PROVIDES LOW-RENT HOMES FOR SOME 450 FAMILIES AND 170 ELDERLY IN THE INNER MISSION AND FOR ABOUT 8,000 HOUSEHOLDS THROUGHOUT SAN FRANCISCO.

History

The San Francisco Housing Authority (SFHA) was established in 1938 by the Board of Supervisors, and a five-member Commission (listed in Appendix A) was appointed by the Mayor to provide policy direction. The mandate for Authority operations was the U.S. Housing Act of 1937, designed to stimulate the economy, provide standard low-rent housing and tear down slums. In 1938, the California Legislature empowered local governments to create housing and slum clearance agencies. Such state enabling legislation was required by the 1937 federal act; the California law also required local tax exemption and voter approval of new projects.

Initial reaction to the program in San Francisco was mixed. The Chamber of Commerce regarded public housing as a step toward socialism, and the Apartment House Owners and Operators Association complained that its members could not withstand competition from government-subsidized homes. However, strong support from the Building Trades Unions, whose members were unemployed during the depression, convinced the Supervisors to establish the SFHA.

After the war, San Francisco public housing received increased support from urban renewal enthusiasts, who viewed it as a source of shelter for low-income residents displaced by redevelopment projects. With this new local support and additional federal aid in the 1949 Housing Act, the number of permanent low-rent units managed by SFHA rose to 4022 by 1956. This construction rate slowed during the late fifties and early sixties, when only 1377 new units were added to the SFHA inventory.

Both local political considerations and national funding priorities established in the 1959 and 1961 Housing Acts dictated an emphasis on public housing for the elderly, rather than for families. That trend still continues, both in the City and in the nation. All but 497 of the 2894 housing units SFHA completed between 1957 and 1972 were especially designated for those over 62.

Not only were the aged considered highly deserving in their own right, but they require smaller, less expensive units, with lower maintenance costs. Elderly tenants are also more suited to high-rise living, thus lowering land costs. Finally, the elderly do not cause the social problems associated with poor families, so neighborhoods were more receptive to public housing projects for Senior Citizens.

SFHA came under increasing criticism in the early 1960's both from tenants and from Mayor John F. Shelley's new appointees to the Commission. Among the most important issues were the lack of social services for project residents, the neglect of tenant demands for greater influence over management decisions, and the poor condition of the "temporary" war housing, characterized by a national magazine as "San Francisco's major social dump." In this heated atmosphere, the Commission installed the Mayor's personal aide, Eneas "Red" Kane, as the new Executive Director.[21]

Kane was not able to prevent a rent strike in 1966, but he has gradually developed a working relationship with the Public Housing Tenants Association. The Association conducts grievance appeals of eviction notices, advises tenants of their housing rights and acts as liaison between tenants and management. In a further attempt to maintain good tenant relations, Kane expanded the Human Relations staff to five professional social workers and gave individual project managers increased authority and responsibility.

More efficient internal procedures, a close relationship with the Mayor's office and fairly generous federal funding have produced the third major surge in public housing construction in San Francisco. About 1500 units, virtually all for the elderly, have been completed since 1968, bringing the current total to 6916 permanent housing units.

In recent years HUD has tried to involve the private sector in public housing. Under the "Turnkey" process, private developers initiate, design, construct and sell a completed housing project to the Authority. Most of the recent SFHA construction has been completed through the Turnkey process. The second method of private sector involvement has been the Section 23 program, where existing standard housing is leased by SFHA, which currently sublets about 800 such units to low-income tenants.

An increasingly cumbersome set of approval requirements has hindered the SFHA development program. The federal government only requires approval by the SFHA Commission and the Board of Supervisors, but the state and City have gradually interposed many additional review steps. A 1950 amendment to the California Constitution requires that local voters approve the construction of any new low-rent public housing. This particular requirement has not hampered SFHA, because San Francisco voters have always approved more units than the Authority could build. However, those same generous voters have frequently protested when the SFHA made proposals to build low-rent homes in specific neighborhoods. Much more serious has been the extreme length of the City's own review process, which a law journal recently called "a morass of time-consuming red tape."[22]

Since late 1970, the Authority has been caught in a severe financial squeeze. Operating deficits have become chronic for three reasons: maintenance costs are among the highest in the country, primarily because of vandalism and employment of skilled labor for simple tasks. Rental income has declined, because of federal restrictions limiting the maximum rents to twenty-five percent of a tenant's income. Finally, many SFHA tenants are welfare recipients, whose shelter grants barely pay operating expenses.

Staff

Employee recruitment, promotion and dismissal procedures differ greatly among the three functional groups in the Housing Authority: maintenance workers, administrative and clerical workers, and high-level managers.

Maintenance workers are hired through union halls, and promotions are based on an unofficial seniority system. All clerical workers and both high and low-level administrators are classified and paid according to San Francisco Civil Service guidelines.

Top level administrators are recruited and promoted by the Executive Director, in consultation with the SFHA Commission. Salaries are set by the Civil Service Commission at levels similar to other housing authorities in California.

Current Projects

The SFHA currently owns and operates 6916 permanent low-rent housing units in 38 projects and leases about eight hundred units from private owners. Seventy-three percent of the permanent units were designed for families. Most of these family units were built before 1956 and are located in low-income areas of the City. The remaining units are located in smaller, more scattered projects for the elderly, all completed since 1961.

The 800 units leased by the Authority are much more widely scattered than the permanent low-rent units, and most are occupied by white, elderly tenants. About one-third are either "finders-keepers" or "in-resident" units. In the former an eligible low-income tenant locates a suitable apartment himself and asks the SFHA to lease it for him. In the latter an eligible tenant asks the SFHA to lease his current apartment.

Three conventional public housing projects are located in the IM. Valencia Gardens, at 15th and Valencia Streets, has 246 family-sized units and was built in 1942. A similar project is Bernal Dwellings at Army and Folsom, completed in 1953 for 208 families. The only recent SFHA structure in the IM was built in 1966 at 15th and Guerrero, the Mission Dolores project for 92 senior citizens. Ten percent of the SFHA leased units are located within the IM. A major proportion are in a Mission Street apartment building which has been totally leased to elderly tenants.

Issues in Public Housing

SFHA HAS FINANCIAL PROBLEMS.

The SFHA has the most severe financial problems of any large housing authority in the country. Total expenditures have jumped by fifty-nine percent since 1968, spurred by high maintenance costs, vandalism and employee fringe benefit increases. Yet in this same period, the amount of federal subsidy funds declined. Only $1.5 million of the current $2.5 million annual SFHA deficit is met by federal operating subsidies. The Authority's reserve funds will soon be exhausted, raising the spector of bankruptcy and federal receivership.

SEVERAL FACTORS HAVE PREVENTED FULL USE OF THE LEASED HOUSING PROGRAM.

Initially SFHA received an allocation from HUD for 1500 units of leased housing, a program which has found great favor with tenants and landlords in San Francisco. Low-income tenants like living in "conventional" homes or apartments which are not stigmatized as public housing projects, and landlords enjoy the financial protection and free maintenance offered as part of the SFHA leases. However, limitations on federal funds and the high costs of standard housing in San Francisco kept the Authority from reaching its goal, and HUD retrieved 500 promised leases which SFHA was unable to execute.

HUD HAS MADE SEVERAL CRITICISMS OF SFHA OPERATIONS AND HAS SUSPENDED ITS CONSTRUCTION ACTIVITIES.

The Authority's building program has been suspended since 1971, when HUD rejected 16 projects with 617 units, citing several problems. HUD

complained about the Authority's high standards, the lengthy local project review process and excessive costs of construction and maintenance.[23]

To help solve the problem of the operating deficits, HUD recommended the increased use of unskilled general maintenance men to replace the expensive skilled craftsmen, stronger action against rent delinquents and the selection of new tenants who were closest to the maximum income limits, rather than welfare recipients who are well below the maximum, listed in Appendix C.

Two of the sixteen projects recently rejected by HUD were within the IM, ten senior citizen units at 21st and Bartlett and fourteen family homes on Treat Avenue. The 21st and Bartlett project was to be built on the air-rights of a public parking lot. SFHA has proposed the project since 1956, but numerous bureaucratic objections have hindered it. The most recent was a dispute with the Parking Authority. Construction of housing over the lot would necessitate continual lighting of the parking spaces. The Parking Authority estimated that the extra cost for electricity would be $500, or about one-third of its monthly revenue from the lot. The Parking Authority refused to pay the cost, and HUD would not allow the amount to be added to the operating cost of the units. Therefore, SFHA has finally scuttled the idea, after sixteen years of effort.

SFHA staff have also reported that many owners within the IM and throughout the City have offered their properties to the Authority for leasing, for demolition and new construction or for purchase and renovation. Because of HUD funding freezes, none of these sites has been used.

J. Redevelopment

THE REDEVELOPMENT AGENCY CAN USE FEDERAL FUNDS TO ASSEMBLE AND CLEAR LAND FOR SALE TO THE MHDC AT REDUCED COST.

History

The San Francisco Redevelopment Agency, formed in 1948, derives basic power from national, state and city legislation. In 1949, Congress approved an Omnibus Housing Act, which expanded federal intervention in the housing market to include the urban renewal process. Under this Act, the federal government can pay 2/3 of the cost of a San Francisco redevelopment project. The State of California anticipated the 1949 Housing Act by four years, when in 1944 it provided the necessary enabling legislation and granted the right of eminent domain to local renewal agencies.

The City's one-third local share is usually paid with "non-cash grants-in aid." The local government constructs public projects such as schools, parks or streets, within a project area, and the cost of these is subtracted from the local share. This combination of federal, state and city power has provided effective tools for the Redevelopment Agency to pursue its primary goal, the purchase and preparation of blighted land for private or subsidized housing developments, commercial centers or industrial parks.

The Agency is not formally connected with any other city agency, although its Commission is appointed by the Mayor. However, it does use resources of the San Francisco Public Housing Authority for relocating displaced households, and the Department of Public Works assistance with local share projects, such as street reconstruction and landscaping. The Department of City Planning prepares a preliminary plan for each renewal area, and its Commission must approve project boundaries.

Several major problems have accompanied the renewal process in San Francisco and in most other cities. Since 1964, citizens have organized throughout the country to halt redevelopment projects, because of inequities and hardships accompanying displacement, and issues of community control. According to a 1958 Annual Report, the San Francisco Redevelopment Agency considered that the renewal function "was a public real estate operation that would demolish obsolete or deteriorated buildings and then resell large parcels to private developers who would agree to rebuild in accord with a publicly approved plan."

Following increased criticism of relocation problems, the 1954 Federal Housing Act placed greater emphasis on rehabilitation of housing, rather than clearance and new construction. This Act also required each community to develop a "Workable Program," prepared for San Francisco by the Mayor's Deputy for Development, as a prerequisite for federal funds.

The first federal relocation legislation provided that "no renewal agency may cause the removal of a family without first finding decent, safe and sanitary 'standard' housing, at a price the family or individual can afford to pay." These were fine intentions, but the available funds did not permit such services. As late as 1959, federal laws provided only $100 as the maximum moving payments to families, and $3000 as the total payment to displaced businesses.

Relocation problems in San Francisco were severe, because the City did not have enough vacant, decent, low-moderate income units to rehouse all displaced persons. Racial discrimination often prevented minority families from occupying those few suitable units which were available.

The Relocation Appeals Board was established in 1967, after much dispute about relocation resources. The Board was plagued from its inception by a major problem--it received few appeals, even though its members visited several sites and personally offered assistance to displaced tenants. The Board still exists and can be convened by the Mayor's Special Assistant for Housing and Relocation. However, it has not met for two years, because no appeals have been filed, despite major law suits which blocked renewal in the City because of inadequate relocation resources.

In 1968 HUD again reordered its financing priorities for urban renewal. Construction of low and moderate income housing would have first claim on federal funds, while business, commercial and industrial projects would have second priority.

Tax base increase is vital to the survival of the Redevelopment Agency in San Francisco. However, several recent city policies have insured the predominance of social considerations over economic ones. Redevelopment projects must now follow the City's Urban Design Plan, which states that any increase in the tax base must be accomplished without offsetting increases in neighborhood disruption and congestion. In addition, City Planning Commission policy requires that renewal projects be small in size and consistent with the existing scale and character of any project area.

Staff and Budget

The Redevelopment Agency Commission has five members who are appointed by the Mayor and confirmed by the Board of Supervisors. Members are appointed for four year terms, on a rotating basis, and a Mayor can reappoint individual members indefinitely. Present members are listed in Appendix A. Commission members nominally approve the Executive Director of the Agency, but his appointment is actually made by the Mayor.

To recruit personnel, the Agency uses agencies, newspapers and personal contacts. Since Agency employees belong to neither the state nor the federal civil service, their employment qualifications are more flexible, as are promotions and terminations.

The total budget for the Agency was only available through 1968, when its net costs were $274,690,000. According to one staff member, HUD's method of providing funds has become so erratic that the Agency has not published a budget since that year.

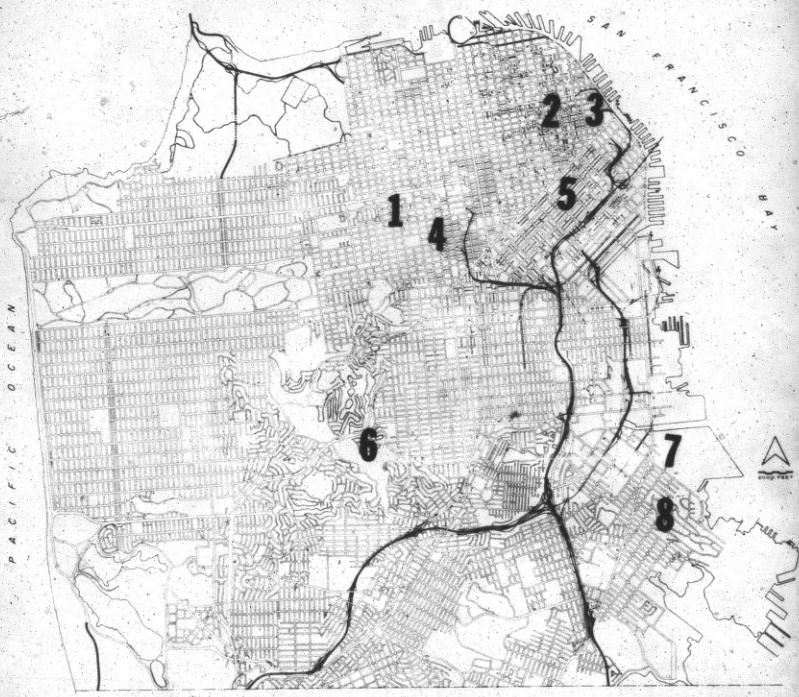
Projects

The table below summarizes information about current projects in San Francisco, shown on the following map.

Project	Acres	Year Planning Began	Total Housing Units Before	Total Housing Units After	Net Cost	Assessed Value Before	Assessed Value After
Diamond Heights	325	1950	47	2406	$ 6 mil	$ .4 mil	$15 mil
Western Addition A-1	108	1950	2575	2044	17	2.8	19
Golden Gateway	51	1958	208	2555	36	7.7	60
Western Addition A-2	277	1961	4003*	6539	132	30	40
Yerba Buena Center	87	1962	3100*	260	97.5	8.7	75
Hunters Point	137	1966	883	1921	40.6	.6	6
India Basin	126	1967	277	130	35.4	2.8	9.7
TOTALS	1,111		11,093	15,855	$364.5	$53.0 mil	$224.7 mil

* Approximate

URBAN RENEWAL IN SAN FRANCISCO



REDEVELOPMENT PROJECT AREAS

1. Western Addition A-1
2. Chinese Cultural and Trade Center
3. Golden Gateway
4. Western Addition A-2
5. Yerba Buena Center
6. Diamond Heights
7. India Basin Industrial Park
8. Hunters Point

By the beginning of 1972, about 7000 households had been displaced by Agency activities. Of those, about 2800, or less than half, were relocated into standard housing. The remaining 4200 households were categorized as moving on "their own initiative" (2105), relocating into "substandard housing" (687---also on their own initiative, presumably) or "not traceable" (427). The remainer of the 4200, 981 households, did not appear in any category.[24]

Despite disputes over displacement, the Agency's record in housing production is impressive. About 13,100 new units are planned in project areas, of which 4019 have been completed. Of the 13,109, 7200 will be market-rate homes and 5900 will be subsidized for low or moderate-income families and individuals. When all the projects are completed, the population in those areas will have increased from 28,124 to 47,290. The property tax revenues will have increased by 350 percent, from $6.5 million to $29.3 million.

Issues in Redevelopment

THE FUTURE OF URBAN RENEWAL IS UNCERTAIN.

The future of both the Redevelopment Agency and the renewal function are uncertain in San Francisco. For several years, combining the Agency with the Public Housing Authority under one director has been suggested, to provide better coordination of renewal activities with low-rent housing production. While M. Justin Herman was Executive Director of the Agency, however, community opposition and adverse court decisions precluded his appointment as head of the combined agencies. Since his death, the idea of such reorganization has resurfaced, with Eneas Kane of the Housing Authority as the leading contender. However, the possibility of such a consolidation is still unclear.

Another area of uncertainty is the future of renewal as a federal program. Recent legislative proposals have attempted to meld "categorical" programs, such as urban renewal, into a "block grant" for community development, given directly to a mayor rather than to an Agency.

If this legislation passes, separate agencies will no longer apply for federal funds in various categories, such as urban renewal, FACE, neighborhood facilities, beautification or open space. Instead, the Mayor will apply for one grant to be used for broadly defined "community development" activities, according to local priorities.

THE SAN FRANCISCO REDEVELOPMENT AREA HAS PROPOSED TWO UNSUCCESSFUL PROJECTS IN THE INNER MISSION.

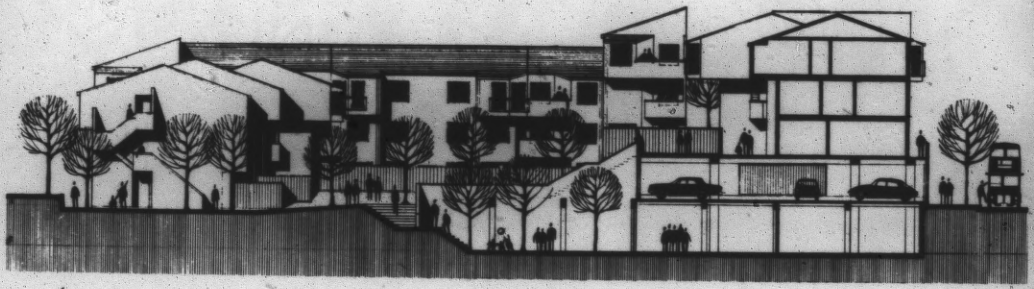
Two unsuccessful redevelopment projects are of particular importance to IM residents. The first proposal was part of the Rapid Transit Corridor Study, requested in 1963 by the Board of Supervisors. The Board wanted an investigation of the development potentials created by the new Bay Area Rapid Transit (BART) system, which has stations along Market and Mission Streets, including two within the IM.

By 1966, a Redevelopment Agency study team completed a detailed study of the "Mission Street Survey Area," and recommended extensive rehabilitation of the residential and commercial buildings. The plan "was designed to assure that residents and small businessmen could enjoy an improved neighborhood and not be obliged to move away," according to the 1966 Agency Annual Report.

However, the plan had not been coordinated with the community, which viewed it as an attempt to destroy the physical and ethnic character of the Mission. Persons and groups of all political persuations united in the Mission Council on Redevelopment (MCOR), and the Board of Supervisors rejected the proposal.

The second project was much smaller and had full community participation and support. In 1969, the Mission Coalition Organization (MCO) and the Agency together proposed 130 units of moderate-income housing on the site of the abandoned Regal Pale Brewery in the North East Industrial Zone of the IM. This project set an important precedent: the Supervisors appropriated $350,000 in cash as the local share, the first time money, rather than public works, was used to pay San Francisco's part. MCO's request for cash caused some consternation among the Supervisors, whose "roars of protest were led by Terry Francois... who predicted that (it) would set a precedent that will create havoc for us," according to the San Francisco Chronicle.

After two mobilizations of Mission District residents, the cash was approved by the Board. However, the proposal floundered at the HUD area office, whose Director, James Price, rejected the Regal Pale project. He cited three major objections in a February, 1972 letter to the Agency. First, the project would be "situated amidst incompatible industrial and blighted residential uses." Second, the cost of acquisition of the land and demolition of the brewery was excessive and would have added about $10,000 to the cost of each housing unit. Finally, Price wrote that no housing would be funded in the Mission until a comprehensive plan was prepared for the neighborhood.



Apartamentos Betel
mission housing development corporation
*burger * coplans inc. architecture*

IV. THE MISSION TOMORROW

IV. THE MISSION TOMORROW

WHAT ARE MISSION HOUSING NEEDS?

Two measures of housing need can be applied to the Inner Mission. One derives from an analysis of the existing housing in the neighborhood. The other method is an investigation of the people who now live in the IM. Both measures are important in developing the MCO Policies and Action Agenda, to alter housing trends to fit community needs.

What Does Analysis of the Housing Stock Show?

The housing stock in the IM provides 21,816 homes, flats and apartments for community households, and another 2900 families or single people live in hotel rooms. Several methods of evaluation, combined with practical experience in similar housing, show that four out of five need some rehabilitation, a total of 17,500 homes and apartments, and 2300 hotel rooms.

Experience in San Francisco of both Federally-Assisted Code Enforcement (FACE) and the Mission Housing Development Corporation (MHDC) confirms that these 17,500 dwelling units could be repaired to meet City code requirements for an average of $5000 each. The 2300 hotel rooms in need of repair could cost an average of $1000 each to repair.[1] Rehabilitating 17,500 dwellings at $5000 each would cost $87.5 million, while repair of 2300 hotel rooms would cost $2.3 million, a total of approximately $90 million. Spread over a decade, rehabilitation of the IM housing stock would require an investment of $9 million each year for the next ten years.

What Does Population Analysis Show?

About 52,000 people live in the IM, and their housing needs may be estimated in two ways, given available information. First, do they pay too much for shelter? Second, are their incomes low enough to qualify them for federally-assisted housing?

High Housing Costs

Federal guidelines state that no family should spend more than one-quarter of its income for housing. Actually, that standard is high, since most American families spend less than fifteen percent for shelter costs.

But even using the federal standard, almost half of the low and moderate households of the Inner Mission must spend too much for their housing. Some 7880, or 43 percent of the total, must pay at least one-quarter of their total incomes. Such high housing costs are especially burdensome for these IM residents, because all of them earn less than $10,000 each year, about $3000 below the median for San Francisco.

Eligibility for Subsidized Homes

The figure of 7880 low and moderate-income households paying too much for shelter shows a great need for housing subsidy in the Inner Mission. However, that estimate leaves out many other low and moderate-income people who may be paying less, but still living in substandard or crowded housing. Therefore, another way to describe the needs of the Inner Mission is to use the number of households who are below the income limits for federally-subsidized homes, listed in Appendix C. In the IM, the number eligible is 9,825 households: 6825 families and 3000 elderly persons. Subsidized housing has already been provided for some IM people; these 804 existing and 89 approved subsidized homes reduce the estimated need to approximately 8900 subsidized housing units. To meet that need, 890 additional households would need subsidy each year for the next ten. At an average cost of about $30,000, these 8900 units would require an initial investment of $312 million, plus annual operating costs and interest.[2]

What Has Already Been Provided to Meet These Needs?

Even using these rough estimates, the Inner Mission need for housing rehabilitation--$90 million--and resident subsidy--8900 households/$312 million--is enormous. MCO has already used its political influence to meet some of these needs: $2.5 million for rehabilitation of homes and 893 housing units subsidized for low-moderate Inner Mission people.

WITHOUT THE MCO ACTION AGENDA, WHAT MAJOR TRENDS WILL AFFECT THE MISSION?

Projecting from trends over the last decade, it is likely that the following changes will take place in the Inner Mission, if no community action is taken:[3]

Private Developers Will Replace Existing Family Housing

During the next ten years 600 housing units will be torn down. Virtually all will be single-family homes and smaller residential buildings, providing flats or apartments for two, three or four households. All of these demolished buildings will be old; many will be Victorian homes and flats, which are such a unique resource in the neighborhood. The use of the sites provided by demolition can be predicted by studying the two Zoning Issue Maps in Section II.

Some of those demolished housing units on or near Mission Street will be replaced by stores, offices or gas stations. Because so many IM homes are on blocks zoned for commercial use, they are subject to pressure for new development, especially near the two Bay Area Rapid Transit (BART) stations.

Other IM demolished housing will be replaced by high-density apartment buildings containing at least 1200 units. These units will be in medium or high density zones, and thus subject to pressure from developers of multi-unit buildings. These apartments will cater to BART riders and to other middle-income single people and childless couples. These people want to live in the sunny, convenient Mission; they only need one, two or three-room apartments, and they can afford medium-to-high rents.

The new 40 and 50-foot height limit in most of the IM will somewhat limit this trend. However, few of the high-density apartments built in the IM before the new limits were over 50 feet high, so the more strict regulations will not have much effect on the trend of replacing low-density residential buildings with larger ones. In fact, since developers cannot construct high buildings, they will tend to build studio apartments, many of which can be squeezed into a four or five story (40-50 foot) high structure.

Completion of the Systematic Code Enforcement Program (SCEP)

SCEP was begun in 1969, as an effort to bring all hotel rooms and all multi-unit residential buildings in San Francisco into compliance with the City Housing Code. This aim is admirable and could result in the restoration of a major part of the housing stock, both in the IM and in the City. However, if unaccompanied by additional programs of reasonable repair loans and rent stabilization, it will have a detrimental effect on neighborhood tenants and on the 2900 hotel rooms and 12,300 apartments under SCEP in the Inner Mission.

Because repair loans are almost impossible to obtain in the Inner Mission, except for the relatively small amount negotiated by MCO, many owners will not comply with code standards. Their inaction will eventually lead to condemnation and demolition at public expense. The majority of those owners who do make repairs will have to finance code compliance work with high-interest, short-term loans. This cost will undoubtedly be passed on to Inner Mission tenants, who have no protection against rent increases. Still other owners, caught between code compliance orders and unresponsive lenders, will sell out to speculators who will take advantage of trends and present zoning to build apartments or businesses.

Continued Lack of Private Investment in Rehabilitation and Homeownership for Present Residents

The IM will continue to be ignored by private lending institutions, except for the two who have made special concessions after protracted negotiations with MCO. Those two programs are both innovative and indicative of the political power of the organization. However, the resources offered by the two institutions barely begin to meet the need in the IM. Crocker's repair

loan fund of $1.5 million will help owners rehabilitate 300 units, assuming an average cost of $5000 each. The SAMCO fund of $500,000 will help 25 IM families purchase homes, assuming they buy buildings costing $25,000 each.

The long-range results of this conscious lack of investment, or "redlining" will be damaging to present Inner Mission residents, especially those who earn less than $10,000 a year:

> "The financing of home purchase and improvement is crucial to the stability of housing quality and property values in an area. Redlining prevents the upgrading of deteriorating ghetto areas by denying property owners access to reasonably-termed financing for rehabilitation, refinancing or sale, and prevents prospective property owners from obtaining adequate funds to purchase homes in the area. . . Low-income families are effectively forced to pay as much for poor quality homes in the ghetto as middle-class families pay for better housing in the suburbs. . . Absentee ownership increases, since ordinary buyers can't obtain reasonable financing . . ."[4]

A recent agreement approved by the Board of Supervisors may provide some relief for San Francisco owners in need of home repair funds. The Bank of America has agreed to lend the City $20 million to make reduced-interest loans for rehabilitation. Although such an agreement involves a significant commitment from a private lending institution, the amount is insignificant compared to the need. The Inner Mission alone needs $90 million to bring its housing into compliance, and the Bank of America/City loans will not be directed to the IM. In fact, first priority will be given to five concentrated code enforcement areas outside the IM, and to Chinatown. At this point, it is unclear whether IM property owners will benefit from the program at all.[5]

Realtors Will Handle Sales of About Half the the Housing in the Inner Mission

A study of real estate transactions showed that about five percent of the residential units in the Inner Mission were sold over a one-year period. In a decade, that sales rate could cause a change in ownership in about half the housing units in the neighborhood. That projection is somewhat misleading, because some buildings will be sold several times during the ten years, and many others will be retained by original owners. Nevertheless, this rate indicates the turnover of a significant portion of IM housing stock which could be detrimental, particularly if each new owner obeys the admonitions on the Multiple Listing Service cards to raise rents and prices.

The Federal Government Will Remain Unresponsive to the Magnitude of Low-Moderate Income Housing Needs.

Despite the public concern about federal housing programs, less than five percent of all the housing in the United States is subsidized by the government especially for low and moderate-income people. Thirty-four years have passed since Congress approved the public housing program; only 1.1 million low-rent units have been built or leased. In the 1950's and 1960's, Congress approved additional funds to subsidize homes, for moderate-income families and elderly people. Under these programs--221(d)(3) and its successors, 235 and 236--another two million units have been provided. In 1970, the Census found 63.4 million total occupied housing units in the United States. About three million, or only five percent, have been subsidized since 1939, although a housing magazine recently estimated that twenty-five percent of the nation's households were in need.[6]

In the Inner Mission, the difference between need and subsidy is even greater. Of about 22,000 IM housing units, only about 900, or four percent, are subsidized in a neighborhood where at least fifty percent of the households need assistance. Yet during the last three years, the federal government has turned down proposals from the community to build 1500 units of housing for the low and moderate people of the Mission District.[7]

A major resource provided to the community through federal subsidy is the Mission Housing Development Corporation (MHDC). The achievement record of the MHDC is a significant start toward increasing neighborhood housing opportunities. Yet the federal government has abandoned the Model Cities program, through which the MHDC is now funded. Unless money can be found from another source, MHDC will serve the Mission District for only two years, instead of the five originally promised under federal legislation.

HOW WILL M.C.O. CONTROL THESE FORCES?

Housing is a complex system, with many interlocking problems. Most of it is a privately-owned resource, subject to few public intervention methods. MCO has already shown considerable strength in controlling many agencies

and institutions which affect the Mission District, but it will now begin a coordinated attack on the many aspects of the problem.

The people of the Mission have an overwhelming need for improved housing, at reasonable cost, for rehabilitation funds and for homeownership opportunities. However, these forces now threaten the neighborhood and could change it in ways detrimental to community goals. Unless these trends are checked by concerted neighborhood action, the housing needs of present Mission District residents will not be fulfilled. To redirect these forces, MCO has developed the following Policies/Action Agenda, a comprehensive guide for the future of housing in the Mission District.[8]

HOUSING POLICIES

Throughout its five-year history, MCO has developed a comprehensive set of policies toward housing in the community. This policy base has evolved from annual convention resolutions, from workshop discussions and from the week-to-week actions of its Planning, Housing and Community Maintenance Committees.

MCO housing policies have been used to formulate the Action Agenda following in A Housing Plan for the Mission District. These policies will also be used to direct future MCO plans and activities and will form the basis for relationships with the developers, public agencies and private lending institutions which shape the physical environment of the neighborhood.

GENERAL POLICIES TOWARD HOUSING IN THE COMMUNITY

INTEGRATION: MCO wants to maintain the present ethnic and economic character and family atmosphere of the neighborhood. MCO does not believe in quotas, but encourages economic integration in any new housing projects built in the Mission District. MCO is especially concerned with improving the quality of life for the low and moderate-income people of the community.

NEIGHBORHOOD GROWTH: MCO believes that present residential densities should be stabilized in areas of the Mission which are already developed. Most new development should be concentrated in the North East Industrial Zone (NEIZ), according to the plan approved by the MCO Steering Committee. The maximum population of the Inner Mission should be about 60,000 people, or the 52,000 present residents plus about 8,000 who would live in the NEIZ and in new housing in other appropriate places in the neighborhood.

NEIGHBORHOOD STABILITY: MCO favors increasing neighborhood stability by expanding opportunities for homeownership, especially for low and moderate income Mission District families.

REHABILITATION: Because new construction is such a slow and expensive process, MCO emphasizes renovation and preservation of the existing housing stock of the community.

FAMILY HOUSING: MCO wants housing for low and moderate-income families to have priority in any construction or rehabilitation activity.

ECONOMIC BENEFIT: Mission residents should have priority in development opportunities, management, ownership, employment and tenancy in all construction and rehabilitation activities in the District.

SUBSIDIZED HOUSING POLICIES

LOW-INCOME/PUBLIC HOUSING: MCO encourages the San Francisco Housing Authority to expand its leasing program in the neighborhood. Low-rent units for large families should have priority in both leasing and new construction of public housing. MCO supports the appointment of a Mission District public housing tenant to the Housing Authority Board. Any new public housing built in the neighborhood should be scattered, harmonious in scale and appearance with surrounding buildings and small, containing no more than ten units per site.

MODERATE-INCOME/SECTION 236 HOUSING: Rents in Mission District Section 236 housing should be at or below federal "moderate-income" standards wherever possible, and no tenant should pay more than 25 percent of his adjusted income for rent. Only if the economic feasibility of a project is threatened, should the higher federal "exceptional income" limits be used. The maximum proportion of Mission Section 236 apartments should receive additional subsidy through city or federal rent supplements. Section 236 projects in the Mission District should be controlled and managed by neighborhood-based sponsors. All moderate-income projects should include space for child care, community activities, laundry facilities and storage. Projects of more than 100 units should also include space for commercial activities. All of these common spaces, as well as parking facilities, should be easy to use, well-lighted and secure. Creative use should be made of available space, to expand recreation opportunities for residents. Maximum use of trees and foliage should be included in landscaping plans.

PRIVATE HOUSING CONSTRUCTION POLICIES

MCO will insure that private developers build housing which is in scale with surrounding structures, without excessive density. Units for large families should be encouraged. Cooperative and condominiums should be emphasized, rather than rental units, to enlarge homeownership opportunities in the neighborhood. If possible, a portion of all new market-rate housing developments should be subsidized, to provide an economic balance in the project. Mission District residents and contractors should have priority in all development, employment and management aspects of new construction.

Mission-based Realtors should sign recognition agreements with MCO and should cooperate with a community-oriented land holding and development corporation.

POLICIES TOWARD CITY HOUSING AGENCIES AND FUNCTIONS

ASSESSMENT AND PROPERTY TAXES: MCO opposes present tax laws which place an excessive burden on small businessmen, resident owners and tenants, and which discourage rehabilitation of housing. MCO believes that property owners should receive tax incentives to adopt voluntary rent control and to comply with code standards. MCO wants first refusal for use of tax delinquent housing in the Mission District, to be used to provide homeownership opportunities for low-moderate income families.

BOARD OF SUPERVISORS: The city budget process should be changed so that citizens can understand and influence funding decisions. Supervisors should be elected by district, to give neighborhoods more accountable and responsive representatives. The Supervisors should devise a revolving fund to back low-interest loans to property owners who comply with city housing codes and agree to stabilize rents. The Supervisors should amend the Local Rent Assistance Program and the Demolition and Repair Funds to make them more effective resources for the preservation of low and moderate-priced housing.

CITY PLANNING AND ZONING: The Capital Improvements Programming (CIP) process should be responsive to neighborhood requests. Community groups should have early access to the CIP decision-making process, and the Board of Supervisors should hold evening hearings at which city officials justify their budget recommendations for each neighborhood. The City Planning Commission (CPC) should extend its discretionary review authority to the areas around the two Mission Street Bay Area Rapid Transit (BART) stations. The CPC should approve down-zoning in appropriate residential areas of the Mission District, and perfect housing now in commercial zones. Nonconforming uses should be reviewed: Gas stations and detrimental uses should be phased out, while corner groceries and other beneficial uses should be retained. The Landmarks Preservation Advisory Board should review Mission historic buildings for possible designation as City Landmarks.

CODE ENFORCEMENT: MCO believes that resident owners should not be harassed by the Bureau of Building Inspection (BBI) if reasonable repair loans are unavailable. Tenants displaced by code enforcement activities should qualify for benefits under the City's Local Rent Assistance Program. The code enforcement process should be simplified through institution of a special Housing Court. MCO encourages code modifications which will improve the quality or lower the cost of new or renovated housing. MCO will continue to take immediate action against absentee landlords who refuse to repair, demolish or sell deteriorated buildings. The BBI-administered rehabilitation loan fund should be used to ensure that code enforcement does not cause a loss of low-moderate rent housing. Code violation reports on rental units should be public information, readily available to all interested persons.

COORDINATION OF CITY AGENCIES: The Model Cities Agency (MCA) should carry out its role of coordinating all federal and city activities which influence housing in the Inner Mission. The Mayor should seek funding necessary to maintain

MCA staff functions at an adequate level. Priority for Model Cities contracts for services, technical assistance and construction should be given to Mission District firms, including the Mission Contractors Association. Mission residents should have priority for all MCA staff positions and for jobs generated by any Model Cities contracts or subcontracts. The MCA should monitor the activities of all public agencies which affect the Inner Mission. These evaluations should be provided regularly to MCO committees and member organizations.

FAIR HOUSING: All discrimination in the sales or rental of housing in the Mission District should be immediately referred to the Human Rights Commission and then followed up by MCO.

HOUSING SERVICES: Although federal funding for EOC housing and legal services may be rescinded, MCO believes these functions should be continued through other sources. EOC should work closely with the MHDC in its homeownership counseling activities. EOC should channel its rental referral activities through the MCO Housing Committee.

THE MAYOR AND THE OFFICE OF COMMUNITY DEVELOPMENT: Both general and Community Development revenue-sharing funds should be used according to priorities developed by neighborhoods. To enforce these priorities, the composition of the present Citizens Committee on Community Development should be expanded to include more legitimate community groups. The Local Rent Assistance Program, administered by the Mayor's staff, should be amended for use by tenants displaced by code enforcement or living in housing developments sponsored by the Mission Housing Development Corporation (MHDC).

MISSION HOUSING DEVELOPMENT CORPORATION (MHDC): Continuation of MHDC funding is a priority of MCO, even if the Model Cities program is terminated. The MHDC should have priority for use of public air-rights, surplus city land and tax delinquent properties in the Mission District. MCO will continue to help the MHDC expand its leverage over private lending institutions. MHDC should be the primary coordinator of all low and moderate-income housing development in the community. MHDC should strive for the lowest rents possible in its projects, which should emphasize family housing. MHDC should continue to expand homeownership opportunities for Mission residents, using cooperative or condominium procedures as appropriate.

PUBLIC HOUSING: The San Francisco Housing Authority (SFHA) should coordinate all its Mission District plans with MCO and the MHDC. MCO will ask SFHA to assist in providing appropriate new and leased housing to meet the community's need for low-rent units. SFHA should give priority to qualified Mission families and elderly persons in all public housing in the neighborhood. Within the Mission, SFHA should emphasize small (2-10 unit) projects for families, particularly providing 3, 4 and 5-bedroom apartments. SFHA should recognize the extended family patterns of many Latino Mission residents by providing Senior Citizen units in these scattered-site projects, to be rented to relatives of tenants in the family apartments. These scattered projects should be carefully sited near MHDC moderate-income developments, to ensure economic integration. Senior Citizen low-rent units may be tower developments, within recent height limits, but no family project should exceed three stories. Sites for new public housing in the Mission should be carefully evaluated for the

availability of transportation, parks, shopping, schools and community facilities. The "used house" program should be used where appropriate to buy and renovate existing units in the Mission, particularly larger flats which are suitable for big families. Both the "used house" and the Section 23 leasing program should be coordinated with MHDC activities and with city code enforcement, to help low-income tenants remain in apartments which are rehabilitated or brought up to code standards.

PUBLIC WORKS: The Department of Public Works (DPW) should meet regularly with MCO representatives to discuss needs in the neighborhood for new and improved city services. The DPW annual operating budget and its Capital Improvements Program requests affecting the Mission should be made only after approval by MCO. DPW should adopt MCO policies toward code enforcement, municipal services, traffic and street repairs.

REDEVELOPMENT: A renewal project administered by the San Francisco Redevelopment Agency (SFRA) will be allowed to proceed in the Mission District only if the Agency signs a specific agreement with MCO, including legal sanctions which the community can invoke in case of difficulty. The SFRA should use its power to assemble, clear and underwrite land as proposed in the MCO plan for the NEIZ. Renewal projects outside the Mission District should be reviewed by MCO, to ensure that proposed displacement of persons or businesses, or demolition of housing, will not have a detrimental effect on the community. MCO believes redevelopment powers should be decentralized to the neighborhood level, using state-enabling legislation and federal community development funds.

Policies Toward Other Groups Which Affect Housing in the Mission

BAY AREA RAPID TRANSIT (BART): Developers in the Mission Street BART corridor should provide community space in all new or renovated major buildings. Mission residents should have priority in construction activities, employment and rental or sale of both housing units and commercial space.

HOUSING AND URBAN DEVELOPMENT (HUD): The HUD site selection criteria for location of public housing and Section 235-236 units should be rescinded. In its nationwide evaluation of federal housing programs, the HUD Office of Research and Technology should judge effectiveness by the number of low-moderate income people rehoused, not by the effect on lending institutions. Residents of neighborhoods affected by federal Community Development activities should have early access to decision-making, independent technical assistance and a collaborative role in all plans for their community. The Mission District should have priority in Community Development funds and in housing allowance allocations.

LANDLORDS: Absentee landlords should register with the Assessor and not be allowed to hide behind rental agents or false corporations. All Mission District landlords should sign a rental agreement or lease, developed by the Housing Committee to protect tenants from unfair rent increases and substandard

apartments. Any landlord who benefits from any loan or grant program negotiated by MCO should sign a rent stabilization agreement. Landlords in the Inner Mission should inform MCO and the MHDC of vacant apartments or buildings for sale and give priority to neighborhood residents for purchase or rental.

LENDING INSTITUTIONS: All private lending institutions with Mission District branches should give loans to community residents for rehabilitation and home purchase. The terms of these loans should be identical to those used in "more desirable" San Francisco neighborhoods, although the application criteria should be more flexible. No foreclosures should be made on Mission homeowners until MCO has arbitrated between the lender and the borrower. The present agreements between MCO, SAMCO and Crocker should be extended to all lending institutions in the District.

MCO COMMITTEES AND MEMBER ORGANIZATIONS: All MCO member organizations should be better informed about activities of the Planning, Housing and Community Maintenance committees. These organizations should be involved in committee actions which are of specific interest. Because housing is an overlapping concern of so many MCO committees, a special effort should be made to coordinate activities in this area.

NATIONAL LEGISLATORS: San Francisco's Congressmen and California's Senators should approve Community Development/Better Communities-legislation only with amendments requiring citizen participation and adherence to existing funding levels for all urban federal programs. National legislators should support a bill which would prevent the President from impounding funds already appropriated by Congress.

OTHER SAN FRANCISCO COMMUNITY GROUPS: MCO believes in the principle of neighborhood self determination whenever appropriate. MCO will collaborate with other communities on issues of citywide significance which have strong implications for the Mission, such as the fight to reduce height limits.

STATE LEGISLATORS: San Francisco's Assemblymen and Senators should support the statewide housing development corporation legislation vetoed by the Governor last year. They should support state funds for local code enforcement activities, with rent stabilization and reduced interest rates for low-moderate income homeowners.

Policies Toward Other Housing Issues

HISTORIC PRESERVATION: MCO will work to preserve the many significant homes and churches in the Mission District, through federal funds, loans from private institutions and the programs of the MHDC. MCO supports designation of appropriate Mission buildings as San Francisco Landmarks. Agencies located in the Mission should consider using neighborhood Victorians as offices. Attempts should be made to preserve the facades of significant old buildings,

if the entire structure cannot be saved. MCO supports the organizing efforts of the Victorian Alliance, which is encouraging owners to renovate and maintain historic homes. The owners of all significant Victorians in the Mission should inform the MHDC before selling, remodeling or demolishing the structure. Educational devices, such as plaques and walking tours, should be investigated, to highlight the history of the Mission community. These buildings should be protected through reduced property taxes for owners of designated Landmarks and through rezoning.

THE NORTH EAST INDUSTRIAL ZONE (NEIZ): MCO considers the NEIZ a prime area for development of moderate-income housing, beginning with the Regal Pale brewery site at 20th Street and Treat Avenue. The redevelopment process can be used in development of the NEIZ only if the following MCO criteria are met:

- The project should be small, encompassing no more than 2-6 blocks.
- Any NEIZ housing should connect with an existing residential area.
- Unless the Southern Pacific railroad tracks can be removed, project boundaries should avoid them.
- Minimum displacement of residents and businesses should be stressed.
- Priority in NEIZ housing should be given to Mission residents now in substandard units.
- Displaced NEIZ industries and businesses which employ Mission residents should be helped to relocate within the District.
- Community-owned enterprises should have priority in any commercial developments proposed in the NEIZ.

ACTION AGENDA FOR MISSION HOUSING

GENERAL PRINCIPLES

As explained in the earlier section, "Housing Policies," the Mission Coalition Organization has developed basic principles to guide its future actions in housing.

1. ENSURE THAT CITY AGENCIES, ELECTED OFFICIALS AND MISSION-BASED PRIVATE SECTOR INSTITUTIONS FULFILL THEIR RESPONSIBILITIES TO THE NEIGHBORHOOD.
2. PROVIDE REHABILITATED OR NEW HOUSING TO MISSION RESIDENTS AT PRICES THEY CAN AFFORD.
3. IMPROVE AND MAINTAIN EXISTING HOUSING IN THE NEIGHBORHOOD.
4. MAINTAIN THE ETHNIC AND ECONOMIC BALANCE AND FAMILY CHARACTER OF THE MISSION DISTRICT.

From those principles are derived the following actions, which will alter trends and improve housing opportunities in the Mission District. The Action Agenda refers to various public agencies and private institutions charged with responsibilities which affect the Mission District. MCO recognizes that the responsibilities, names and funding levels of these agencies may change and that some may vanish altogether. In such instances, the relevant sections of the Action Agenda will then be redirected to more appropriate targets.

ASSESSMENT AND PROPERTY TAXES

THE HOUSING COSTS OF ALL MISSION HOMEOWNERS AND RENTERS ARE AFFECTED BY PROPERTY TAXES AND ASSESSMENT PRACTICES.

(1) MCO will ask the Assessor to reappraise the Inner Mission, taking into account two restrictions on development: recent reductions in height and bulk and down-zoning which will soon be proposed by the community.

The Assessor's Office reports that property values in the Inner Mission declined during the late 1950's and mid-1960's. After the two Bay Area Rapid Transit (BART) stations were proposed on Mission Street, however, values increased, particularly in areas zoned for commercial or high-density housing.

Because the reduced height limits along Mission Street lessen the intensity of new development, the potential value of those properties is actually lower than assumed by the Mission District Appraiser. Since his appraisals have been based on BART-inflated values, the entire Mission corridor should be reappraised. MCO will soon ask that residential areas of the Mission District be down-zoned, thereby reducing potential density and making property values more closely related to actual present development. Both of these actions should result in reduced appraisals and thus in lower property taxes.

(2) MCO will ensure that reduced taxes on Mission apartment buildings will result in lower rents.

Most Inner Mission families are renters, and the neighborhood has more absentee landlords than San Francisco as a whole. Therefore, MCO will negotiate with landlords to ensure that tax reductions--whether caused by reappraisal, by zoning changes or by State legislation--are reflected by lowering of rents. The Assessor's Office should provide MCO with an annually-updated list of the assessed value of every residential building in the area, to assist in negotiations with landlords.

(3) MCO will support other San Francisco organizations and the City's elected officials who propose certain changes in State law governing assessment and property taxation.

Cities have little control over property tax practices, which are a prerogative of the State. Therefore, MCO will support groups proposing amendments to State law, such as automatic reductions or exemptions for subsidized housing sponsored by non-profit groups, reduced appraisals of buildings designated as historically significant, lower appraisals for landlords who stabilize rents, and policies to encourage rehabilitation and maintenance of housing. MCO will also support State amendments which will force landlords to register and not allow them to designate false agents or corporations.

THE BOARD OF SUPERVISORS

THE SUPERVISORS HAVE A BROAD RANGE OF LEGISLATIVE AND FISCAL POWERS WHICH AFFECT HOUSING AND PHYSICAL DEVELOPMENT.

(1) MCO will ask the Supervisors to make the entire City budget process more responsive to citizens.

The right of citizens to intervene in the City budget process was affirmed recently, when the Board held public hearings to discuss allocation of General Revenue-Sharing (GRS) funds from the federal government. However, the GRS contribution is less than four percent of San Francisco's total annual budget, which is now virtually inaccessible to citizens and neighborhood organizations.

(2) MCO will ask the Supervisors to amend the Demolition-Repair ordinance administered by the Bureau of Building Inspection (BBI), to make it more beneficial to all City neighborhoods.

Although the Demolition and Repair fund is a sound idea, present regulations have made it almost useless. The interest rate and the service charge should be reduced, and the maximum repair costs per unit should be applied at the discretion of the BBI Superintendent. The Board should use the $200,000 fund to leverage money from private banks, similar to the program negotiated with Crocker Bank by MCO. BBI should give priority to landlords who agree to stabilize rents and to those buildings with low-moderate rent rooms or apartments. The fund should also be used to repair rooming units, and BBI should conduct an aggressive campaign to inform owners about the fund.

(3) MCO will ask the Supervisors to amend the Local Rent Assistance Program (LRAP) Ordinance to make it a more effective tool for solving housing problems.

Under the present ordinance the funds cannot be used to supplement rents in federally-assisted projects, such as those administered by the Mission Housing Development Corporation. Although the fund is supposed to provide cash assistance for housing emergencies, its regulations are too cumbersome to allow for rapid processing of tenants with urgent needs. Therefore, MCO supports the following amendments:

- change the current definition to make the following households eligible for assistance in moving costs and/or rent supplements: those who move in anticipation of major code compliance repairs; those whose rent is raised due to repair costs; those in condemned buildings; those whose landlords refuse to comply with codes; those in housing repaired by the MHDC;
- have the LRAP administered by an agency which is independent of the Redevelopment Agency;

- expand eligible costs to include moving expenses, adequate security deposits and temporary residences;
- alter requirements to qualify otherwise standard apartments without living rooms, and hotels without community kitchens;
- use LRAP to expand the Section 23 leasing program by making up the difference between what the Housing Authority can pay and what the landlord requires, including housing units federally subsidized for moderate-income people.

(4) MCO supports Board Resolution 217-73, authorizing the City to establish a program to finance housing rehabilitation in areas designated for concentrated code enforcement.

This program would set up a City-sponsored alternative to the Federally-Assisted Code Enforcement (FACE) program, which was recently phased out by the President. The guidelines for this program appear to be more flexible than the federal ones and to have more safeguards for low-moderate income tenants. If this resolution passes, appropriate sections of the Mission District should be given priority for this program, which within the neighborhood should be administered through the MHDC.

(5) MCO will ask the Supervisors to appoint a Mission resident to fill the June 4, 1973 vacancy on the Assessment Appeals Board.

Current Appeal Board members represent real estate and tax consultant interests. The next vacancy must be filled by a qualified person who will be responsive to neighborhood concerns, chosen from a list prepared by MCO.

CITY PLANNING AND ZONING

THE CITY PLANNING COMMISSION GUIDES THE USE AND DEVELOPMENT OF ALL LAND IN SAN FRANCISCO AND IN THE MISSION DISTRICT.

(1) MCO will ask the City Planning Commission to support a major rezoning effort in the Inner Mission.

Rezoning should be considered in four categories: First, the North East Industrial Zone should be rezoned to conform with a land use plan developed by MCO. Second, the commercial zones parallel to Mission Street now contain residential units, which should be protected. Third, under present residential zoning, densities in the Inner Mission could be tripled, adding about 22,000 apartments and 55,000 people to the neighborhood. To protect the existing medium-density character of the neighborhood, these areas should be down-zoned. A similar effort was recently completed by City Planning liaisons in the Haight-Ashbury, Pacific Heights and the Richmond. Fourth, the many non-conforming uses in the Inner Mission should be reviewed. Many of these uses, such as corner groceries, are essential neighborhood services, which should not be phased out by rigid planning regulations. Others, such as gas

stations and blighting industries, are detrimental to the neighborhood and should be phased out sooner than required by the Planning Commission.

(2) MCO demands that the Capital Improvements Program include certain necessary budget items for the Mission District.

This six-year program, which recommends certain public expenditures, presently proposes few improvements in the Inner Mission. Specific items should be negotiated among MCO, the Mission Housing Development Corporation (MHDC), the Capital Improvements staff of the Planning Department and the Mayor's Capital Improvements Advisory Committee (CIAC). Examples would be tree planting, street reconstruction, street lights, undergrounding of utility wires and sidewalk widening, done in conjunction with MHDC rehabilitation and new construction activities, where appropriate.

Each October MCO will formulate its requests for the next fiscal year and discuss those requests with responsible City agencies. In November of each year, those agencies would inform MCO before submitting budget requests to the CIAC. In December, the City would inform MCO of final revisions; then the community would consider the revisions and renegotiate on any unsatisfied points. In January, the mutually-accepted capital improvements program for the Mission District would be submitted to the CIAC.

(3) MCO wants to be notified by the City Planning staff of every significant proposal or environmental impact statement received for the Mission District.

Only by being notified continaully of all proposed and pending development activities can MCO effectively monitor changes in the community. This notification is now done informally by the Mission liaison, but should become a formal procedure.

(4) MCO will ask the Planning Commission to implement demands presented at the March 1972 height limit hearing, for additional requirements for major new development in the neighborhood.

MCO requests would ensure that any developments in the Mission BART corridor would benefit neighborhood residents, merchants and workers. MCO also proposed requirements for open space, subsidized housing, day care facilities and free community meeting rooms. These demands should be incorporated into the Zoning Code, to preclude development which does not offer advantages to the Mission community.

(5) MCO will again ask the Planning Commission to adopt principles for discretionary review of major development around the two Inner Mission BART stations.

Such an ordinance has already been drafted by MCO and Planning Department staff. This draft was recently presented to the Commission, which took no action. If adopted by the Commission, discretionary review would strengthen the ability of MCO to review and suggest changes in proposals scheduled for the two BART station areas.

(6) MCO will ask the Landmarks Preservation Advisory Board to review Inner Mission buildings for possible designation as official landmarks.

While their review is being completed, these structures should be protected immediately, under State Environmental Impact guidelines, which evaluate projects according to whether they "disrupt or alter. . . an historic site" or "have a significant effect on . . . cultural or scenic resources. . ."

(7) MCO wants the Planning Commission to ask private lending institutions to make the Mission District a priority neighborhood for reasonable loans for home repair and homeownership.

While the Commission has no authority to compel private institutions to lend in the Mission, the political weight of such a resolution is important. Commission President Mortimer Fleishhacker recently made such a public plea for the Haight-Ashbury, and that neighborhood is already benefitting from official attention.

(8) MCO will ask the Planning Commission for an official endorsement of the Mission Comprehensive Plan after it has been reviewed and approved by the community.

Several years ago the Commission endorsed the Bernal Heights Improvement Plan, which was prepared by the community. That endorsement has helped the neighborhood implement its proposals for Federally Assisted Code Enforcement and various capital improvements. The Mission should receive the same attention and benefits, beginning with this Housing Plan/Action Agenda.

CODE ENFORCEMENT

THE BUREAU OF BUILDING INSPECTION (BBI) IS RESPONSIBLE FOR MAINTAINING CODE STANDARDS IN ALL HOUSING UNITS AND HOTEL ROOMS IN THE MISSION DISTRICT.

(1) MCO will work with BBI and its Division of Apartment and Hotel Inspection (DAHI) to help maintain and improve the housing stock in the Mission District, without disrupting tenants or homeowners.

- DAHI should send out brief fact sheets about MHDC loans and about MCO committee activities to all appropriate apartment and hotel owners in the district.

- A Spanish-speaking inspector should be assigned to the DAHI district which encompasses the Mission. If such a person is not now on the DAHI staff, he or she should be recruited through the Mission Hiring Hall.

- BBI, through the City Hall Electronic Data Processing equipment, should inform MCO quarterly of all code-enforcement activities in the District. MCO should be notified immediately of any activities which would involve a permanent loss of housing units, by demolition, condemnation or deconversion.

(2) MCO will negotiate with private lending institutions for repair loans for absentee owners who agree to stabilize rents.

Absentee owners, who control many Mission apartments and hotel rooms, are often under code compliance orders, but are unable to find repair loans at reasonable rates to meet their legal obligation to conform to City housing standards. MCO will expand its present rehabilitation loan program, administered by the MHDC, to include all major lending institutions with neighborhood branches.

(3) MCO will ask that a Housing Court be instituted in San Francisco, to speed up the code enforcement process and to settle disputes between landlords and tenants.

Assigning a permanent judge to decide housing matters will help develop a consistent judicial policy toward code enforcement and landlord-tenant disagreements. Many housing officials have agreed that such an action would make the City code compliance process more effective and more accessible to the public.

THE FEDERAL GOVERNMENT

THE FEDERAL GOVERNMENT IS A PRIMARY SOURCE OF FUNDS TO SUBSIDIZE HOUSING FOR LOW AND MODERATE INCOME PEOPLE OF THE MISSION DISTRICT.

MCO will demand from the Department of Housing and Urban Development (HUD), or its successor, priority in subsidized units and in funds for community development for the Mission District.

Current legislative uncertainties prevented MCO from making more specific recommendations at this time. However, as soon as more information is available about new legislation, MCO will develop specific demands for federal funds for low and moderate-income housing and for appropriate community development activities, such as renewal of the North East Industrial Zone.

THE MAYOR'S OFFICE

THROUGH HIS NEW OFFICE OF COMMUNITY DEVELOPMENT, THE MAYOR HAS AN INCREASING RESPONSIBILITY TO GUIDE AND COORDINATE PHYSICAL DEVELOPMENT THROUGHOUT SAN FRANCISCO.

(1) MCO will ask the Mayor to establish principles for the distribution of both general and special revenue-sharing funds, which consider priorities developed by neighborhood groups.

Under legislation introduced by President Nixon, local governments are given virtual control over federal funds and are not required to consider the needs of citizens or neighborhood organizations. MCO will join with other San Francisco neighborhoods to demand that City officials account for federal funds and consider community needs in their allocation processes. Those con-

siderations must include adequate early notice of agency plans, a suitable public forum in which to debate priorities and proof that City officials have responded to citizen requests.

(2) MCO supports the general principles set forth by the Citizens Committee on Community Development.

- The allocation of General Revenue Sharing (GRS) Funds should have widespread neighborhood and public benefits. Special projects financed under this program should be concentrated in the City's high need areas.

- GRS money should be used to upgrade existing facilities and services, unless the existing level of facilities is inadequate.

- The City should insist on continued federal and state support for categorical programs, such as Model Cities, Day Care and Urban Renewal.

- Neighborhood activities underfunded in the past should be given special attention in GRS allocations.

- GRS money should not be used to reduce the property tax or cover existing deficits.

(3) MCO will ask the Mayor and OCD to adopt specific resolutions relating to community development in the Mission District.

- Administrative costs of the Mission Housing Development Corporation (MHDC) will be picked up by OCD.

- The Mission District is a high need area for new parks and open space. Since the OCD allocation includes open space funds, the Mission will have a share of that money appropriate to the needs of the neighborhood.

- The Inner Mission homeownership rate is only 15 percent, about half the rate throughout San Francisco. Because homeownership is an important priority for MCO, OCD will fund such programs at an appropriate level to increase opportunities for Mission residents to purchase houses or condominium units.

- MCO will have sign-off approval for every OCD project which is located in the Mission District or which would have a significant impact on the neighborhood.

- The Mission Minority Contractors Association will become the construction contract procurement agent for all OCD-related construction, demolition and rehabilitation within the District.

- OCD will take the responsibility for establishing a mutual flow of information between MCO and its committees and the Capital Improvements Planning process.

☆ The MHDC will be recognized by OCD as the official housing agent for the Mission District.

(4) MCO will ask the Mayor to appoint Mission District residents to fill the next vacancies on various commissions and committees which affect physical development in the neighborhood.

Those groups include the City Planning Commission, the Public Housing Authority, the Local Rent Assistance Program Advisory Committee and the Redevelopment Authority. The Mayor's choices should be made from lists of qualified people submitted by MCO. All housing-related commissions are listed in Appendix A, and the expiration date of the term of each member is indicated. About a dozen important positions will open during 1973.

THE MISSION HOUSING DEVELOPMENT CORPORATION

THE MHDC CARRIES OUT A BROAD MANDATE FOR REHABILITATION AND NEW HOUSING IN THE MISSION MODEL NEIGHBORHOOD.

(1) MCO will support the MHDC in its requests to the Mayor for subsidized housing for community development funds and in any city-sponsored rehabiliation loan fund.

Future distribution of federal housing and physical development funds will be made by the Mayor's Office of Community Development. The North East Industrial Zone of the Inner Mission is a major area where federal funds will be necessary, to implement a plan recently completed by MCO and the MHDC. When these new funding sources are available, the MHDC will be able to expand its activities from the Inner Mission/Model Neighborhood to the entire Mission District.

(2) MCO will negotiate with private lending institutions to extend the rehabilitation and home purchase loan programs now administered by the MHDC.

These negotiations will include all institutions with Mission District branches. Resulting loan programs will include rent stabilization provisions and the landlord's agreement to use the model lease and grievance procedures negotiated by the National Tenant Organization for public housing.

(3) MCO will encourage persons who benefit from MHDC loans and grants to work in MCO committees.

The Community Maintenance Committee is particularly important, since its members led the negotiations to make private lending institutions grant loans for home repair and homeownership. A discussion of the benefits of MCO committee membership will be included in the counseling sessions now being developed by the MHDC.

OTHER CITY HOUSING-RELATED FUNCTIONS

The Economic Opportunity Council, the Human Rights Commission and the Model Cities Agency all have responsibilities which affect housing and physical development in the Mission District. The funding of each agency is uncertain, and new developments will undoubtedly call for changes in the following action agenda. However, MCO believes that the functions of these three agencies are valuable ones, which should be continued by the City regardless of funding sources.

1. COORDINATION OF CITY AGENCIES

THE MODEL CITIES AGENCY (MCA) IS CHARGED WITH COORDINATING THE ACTIVITIES OF CITY AGENCIES IN MODEL NEIGHBORHOODS AND WITH PROVIDING TECHNICAL ASSISTANCE AND INFORMATION ABOUT HOUSING AND COMMUNITY DEVELOPMENT.

(a) MCO will ask the MCA to perform certain monitoring activities and provide monthly reports to MCO and the MHDC about the Mission District.

- Keep track of all construction, demolition and remodeling activity by monitoring all permits issued to owners within MCO boundaries.
- Monitor all requests to the City Planning Commission for variances, rezoning, conditional use permits and changes in nonconforming use status.
- Monitor activities of the Bureau of Building Inspection, including condemnation, Director of Public Works hearings and City Attorney's actions.
- Track residential buildings and vacant lots for sale, using the Multiple Listing Service of the San Francisco Real Estate Board.
- Monitor all activities of the Mayor's Office of Community Development and other related city agencies.

(b) MCO will ask the Housing Component to act as liaison between state and federal physical development agencies and the community.

The MCA Housing Component is a group within the agency with a broad range of knowledge related to housing, including architecture, planning, evaluation and federal programs. Month-to-month changes in allocations, guidelines, regulations and legislation should be monitored and reported to MCO and the MHDC. Monthly reports should be submitted, unless some urgent federal or state action calls for more immediate notice.

(c) MCO will ask the Housing Component to provide technical assistance in housing and community development.

An immediate need for technical assistance is apparent to MCO; the Housing Component should seek sources of funds for rehabilitation and construction of subsidized housing, which the community can use as alternatives to federal programs. Such sources include foundations, private industry and the State.

2. FAIR HOUSING

THE HUMAN RIGHTS COMMISSION (HRC) SEEKS TO MOBILIZE COMMUNITY OPINION AGAINST ALL FORMS OF DISCRIMINATION IN HOUSING.

(a) MCO wants the HRC Housing Specialist to investigate problems of discrimination in the Mission District.

Some Mission landlords have refused to rent to Latinos, to welfare recipients, to persons with children and to single-parent families. The MCO Housing Committee, which has received some of these complaints, will assist HRC staff in filing charges where applicable or in publicizing such discrimination. The results of the survey should be published in Spanish and English and made available throughout the Mission.

(b) MCO supports the HRC in its attempt to make housing code violation reports available to the public.

Tenants should be able to review violations in their own apartments, or in ones they may be considering renting. Potential homeowners should be able to inspect code enforcement reports. Included in this expansion of the availability of records should be a promise by the Bureau of Building Inspection to send notices of violations, Director's hearings and City Attorney actions to tenants, as well as property owners. The City Planning Commission should also agree to send notices of possible rezonings, variances and other significant changes to both residents and owners of affected properties.

3. HOUSING SERVICES

THE ECONOMIC OPPORTUNITY COUNCIL (EOC) PROVIDES HOUSING SERVICES AND HOMEOWNERSHIP COUNSELING TO ELIGIBLE SAN FRANCISCANS.

(a) MCO will use EOC counselors to advise Mission residents about homeownership.

This relationship has already been explored by staff of the MHDC and the EOC Central Housing Office. EOC staff should be available for all MHDC clients, as well as all eligible Mission residents. This expansion could be accomplished by a joint letter from MCO and EOC to all private lending institutions within the greater Mission District.

(b) MCO will support the EOC Resident Property Management Program.

Mission residents should be referred to the EOC training program from MCO Committees and the MHDC, through the Mission Hiring Hall. Trainees

should be placed in Mission District apartment houses and in projects developed by the MHDC.

THE PRIVATE SECTOR

1. CONTRACTORS AND DEVELOPERS

MOST CHANGES IN MISSION DISTRICT HOUSING--DEMOLITION, NEW CONSTRUCTION, RENOVATION--ARE BROUGHT ABOUT THROUGH THE ACTIVITIES OF PRIVATE, INDIVIDUAL CONTRACTORS AND DEVELOPERS.

(a) MCO will work through the Mission Contractors Association to encourage rehabilitation of existing housing and provision of training and employment for residents.

(b) MCO will ask all developers of new residential or commercial structures in the Mission to consider community priorities for lower-rent family housing and for homeownership opportunities.

(c) MCO will ask all Mission-based contractors to sign a recognition agreement and to inform the community of all major undertakings.

2. LENDING INSTITUTIONS

PRIVATE LENDING INSTITUTIONS ARE THE PRIMARY SOURCE OF FUNDS FOR REHABILITATION AND PURCHASE OF HOMES IN THE MISSION DISTRICT.

(a) MCO will confront the five banks investigated by the "Bay Guardian" and negotiate fair treatment for Mission owners.

In a November 11, 1972 article, the Bank of America, Wells Fargo, Bayview Savings and Loan, Home Savings and Loan and American Savings and Loan were cited. These banks refused to lend money for repair or homeownership in several "ghetto" areas of San Francisco, including the Inner Mission. While many other lending institutions also "red-line" the area, the existence of the study makes these five a good first target for negotiation.

(b) MCO will ask all private lending institutions to distribute certain important information to residents.

That information should include an explanation of MCO and its committees, a description of the MHDC and its programs and information about counseling services for potential home-buyers.

(c) MCO will extend its negotiations with banks to include repair loans for absentee landlords who agree to rent stabilization.

Many Inner Mission owners are local absentees who are under orders to comply with the City Housing Code. If they cannot obtain financing for repairs, many of those residential buildings will be condemned, demolished or will deteriorate further--all actions resulting in a loss of Mission housing resources.

(d) MCO will arbitrate all foreclosures on residential properties in the Mission District.

3. REALTORS

MOST HOUSING SALES AND MANY APARTMENT RENTALS
IN THE MISSION DISTRICT ARE HANDLED BY REALTORS.

(a) MCO will ask the San Francisco Real Estate Board and the Multiple Listing Service to distribute information to prospective purchasers in the Mission District.

This package will include information about the activities of MCO's Housing, Planning and Community Maintenance Committees, MHDC loan, grant and homeownership programs and a summary of adopted community policies toward housing and physical development in the community.

(b) MCO will encourage Realtors to cooperate with the MHDC in its attempts to improve homeownership opportunities for neighborhood residents.

MCO will provide information about MHDC criteria for both buildings and families eligible for homeownership. MCO will ask Realtors to refer potentially-eligible buyers to the MHDC office and to provide them with information about any homes for sale in the neighborhood which might be suitable, either for purchase by a single family or for subdivision into condominiums.

(c) MCO will ask all Mission-based Realtors to sign recognition agreements and to inform the community of pending sales of land and buildings in the Mission District.

PUBLIC WORKS

THE DEPARTMENT OF PUBLIC WORKS (DPW) HAS A GREAT EFFECT ON THE NEIGHBORHOOD MAINTENANCE AND PHYSICAL APPEARANCE OF THE MISSION DISTRICT.

MCO demands access to the DPW budget-making process, using the following steps:

★ Next year this budget hearing must be held by November 1, with at least 30 days notice.

★ Copies of the preliminary budget requests must be made available for distribution at the time notice is given for the hearing.

★ Public Works should compile a work program (similar to the Department of City Planning's Work Program) outlining which projects will be undertaken during the next fiscal year.

★ This work program should be broken down by neighborhoods, with a list for each neighborhood showing all the projects scheduled for that neighborhood.

★ Public Works, along with all other city departments, should begin preparations for publishing budget requests in a program form.

★ Public Works must make available at some central location a set of copies of all significant or inter-office communications (such as the preliminary budget requests) which have been produced by the Department in the last full year.

PUBLIC HOUSING

THE PUBLIC HOUSING AUTHORITY (PHA) PROVIDES LOW-RENT HOMES FOR SOME 450 FAMILIES AND 170 ELDERLY IN THE INNER MISSION, AND FOR ABOUT 8000 HOUSEHOLDS THROUGHOUT SAN FRANCISCO.

(1) MCO demands that a Mission District public housing tenant be the next appointment to the Housing Authority.

MCO will pressure the Mayor to appoint a Mission District tenant to one of the three vacancies on the PHA, since a large proportion of all conventional and leased public housing units are in the area.

(2) MCO will ask the PHA to pass a resolution declaring that it will confer with the community about all potential projects within MCO boundaries and that it will cooperate fully with the MHDC.

This cooperation could take three forms: leasing units built or renovated by the MHDC, collaborating on new MHDC developments and purchasing appropriate structures from the MHDC under the "used house" program.

REDEVELOPMENT

THE REDEVELOPMENT AGENCY (RA) CAN USE FEDERAL FUNDS TO ASSEMBLE AND CLEAR LAND FOR SALE TO THE MHDC AT REDUCED COST.

(1) MCO will ask the Agency to cooperate with plans for the North East Industrial Zone prepared by the MCO and the Mission Housing Development Corporation and to approve the agreement negotiated by the community but never signed by the SFRA.

(2) MCO will ask the Agency to give the Mission District priority in receiving any federal physical development funds which are distributed by the RA.

(3) MCO will investigate the decentralization of the redevelopment powers to neighborhood based agencies.

Enabling legislation for such local control of renewal has already been passed by the State of California. Under proposed Better Communities/Community Development legislation, federal funds for community development activities could be channelled to a Mission District-controlled renewal agency, which could either be a separate body or could become an expansion of the MHDC. Under such an arrangement, the MCO-approved NEIZ plan could be implemented under complete control of the neighborhood, without involvement of the present San Francisco Redevelopment Agency.

(4) The RA Mission Liaison should make monthly reports to MCO and the MHDC, detailing changes in federal legislation and regulations regarding all phases of urban renewal and of community development.

The current legislation is uncertain, and federal administrative regulations are in flux. Therefore, the RA staff liaison person already assigned to the Mission should help the community monitor these changes.

APPENDICES

A. Directory of Organizations Which Affect Housing in the Inner Mission

B. Definition of Terms

C. Income Limits for Subsidized Housing, Federal Poverty Definition

D. References

E. Inner Mission Fact Sheets

S.F. DIST. MISSION. CENSUS TRACT

SAN FRANCISCO DISTRICTS

MISSION. CENSUS TRACT

INNER MISSION CENSUS TRACT FACT SHEETS

judith lynch waldhorn

stanford research institute, 1973

INNER MISSION FACT SHEETS

Across the nation, for hundreds of years, the census tract has been a standard method of describing neighborhoods. Much Inner Mission data was already available by census tract, and all original information was also organized in that manner, to ensure consistent and comparable statistics.

The Inner Mission encompasses nine census tracts, whose boundaries are shown on the following map. Each tract has some unique features and provides a useful method of evaluating conditions in different sections of the community.

To help Mission residents better understand conditions and trends within their own census tracts, Appendix E contains a statistical analysis of all the information available about housing in each tract.

Because just numbers alone are difficult to comprehend, this section also contains the following information about each census tract in the IM:

- A one-page summary of trends and conditions, which also suggests possible issues for community action.
- A sketch map of familiar landmarks and historic buildings.
- A chart showing the distribution of various kinds of housing.
- A map showing the locations of homeowners.

INNER MISSION (IM) FACT SHEET

Street boundaries: Market-Potrero St.-Freeway-Army-Dolores

Total blocks: 241 **General zoning:** Industrial, commercial, medium-density residential

Population characteristics (1970):

	Number	Percent
White	42,104	81%
(Spanish)**	(23,183)	(45%)***
Black	2,713	5%
Oriental	4,948	10%
Other	2,105	4%
TOTAL	51,870	100%

Elderly (65+)-Number: 6,199 **Percent:** 12%

Average household size: 2.5 persons

Families	Total	Spanish
Number	11,469	5256
Below poverty	2,124 (19%)	1197 (23%)
Median income	$7,433	$7239
Average income	$8,288	n.a.*

Unrelated individuals - Total:

Median income: $3,500 11,721
Average income: $5,354
Below poverty level
No.: 3390 Pct.: 29%

Persons below poverty level:

	Total	Spanish
Number	11342	5611
Percent	22%	24%

Welfare caseload 1972

Aid for Dependent Children = 2727
Old Age Assistance = 1639
Other = 1418

Total cases: 5784
Increase since 1966: 108%

---

* n.a. = not available

** The Census defines "Spanish" as persons of Spanish language and/or Spanish surname.

*** Spanish included in White population.

TOTAL IM

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	31%
$5,001 to $10,000	24%	
$10,001 or more	12%	n.a.

Condition of residential units

		Number	Percent
1960	Sound	17,917	84%
	Deteriorating	2986	14%
	Dilapidated	427	2%
	TOTAL	21,330	100%
1970	Crowded	2745	13%
	Lacking plumbing	2117	10%
	Sound	16,138	77%
	TOTAL	21,000	100%
Jan., 1972	Sound	4571	21%
	Minor repairs	14,170	65%
	Major repairs	3044	14%
	Dilapidated	31	0%
	TOTAL	21,816	100%

TOTAL IM

Housing

Existing Subsidized housing units:

Public:	family:	454
	elderly:	92
	leased:	80
	Total:	626

Moderate income:

	Existing	Federal Gov't Approved
family	0	50
elderly	258	39
Total:	258	89

Total units (1970): 21,089 ●
Vacancy rate: 4.6%
Owner occupancy rate:

	Total	Spanish
1970	2947 (14%)	(1009) (8%)
1972	3277 (15%)	(970) (5%)

Units under systematic code enforcement (SCE):

No.	Pct.
12,283	58%

Hotel rooms under SCE: 2902

Changes in housing stock 1960-71

New construction	+1126
Demolition	- 640
Net change	+ 486

1971 Housing stock

Structure size	Units	Pct.
Single - family	3159	14%
2 - 4 units	8192	38%
5+ units	10,465	48%
	21,816 ✶	100%

Age of Structures

Year built	Units	Percent
1965 - 1970	379	2%
1960 - 1964	580	3%
1950 - 1959	654	3%
1940 - 1949	1722	8%
1939 or earlier	17754	84%
TOTAL	21,089 ●	100%

Average rent: $105

Average size of housing unit:

Owner-occupied: 4.9 rms.
Renter: 3.3 rms.
Spanish-occupied: 3.9 rms.

Median value (owner - occupied)

Total	Spanish:
$24,800	$24,200

● = Units according to San Francisco Department of City Planning.

✶ = Units according to 1970 Census Count.

Historic buildings 1972

Type	Condition of Structures: Good	Fair	Needs repair	Total
Residential	136	60	29	225
Commercial/Institutional	8	4	1	13
Mixed use	4	2	1	7
TOTAL	148	66	31	245

TOTAL 245 buildings, 538 units

Owner-occupied historic buildings: 156 structures containing 267 units

Residential buildings for sale 1972

Size	Structures	Units
Single family	28	28
2 - 4 families	140	384
5+ families	42	338
TOTAL	210	750

(plus 220 units contained in 47 mixed commercial-residential buildings and hotels containing 210 rooms)

Average price per structure: $51,682

per single - fam. home: $31,711

per unit, multi-fam.: $14,471

Vacant land August,1972

Total parcels: 48

Total square feet: 455,295

101,829 = zoned for housing

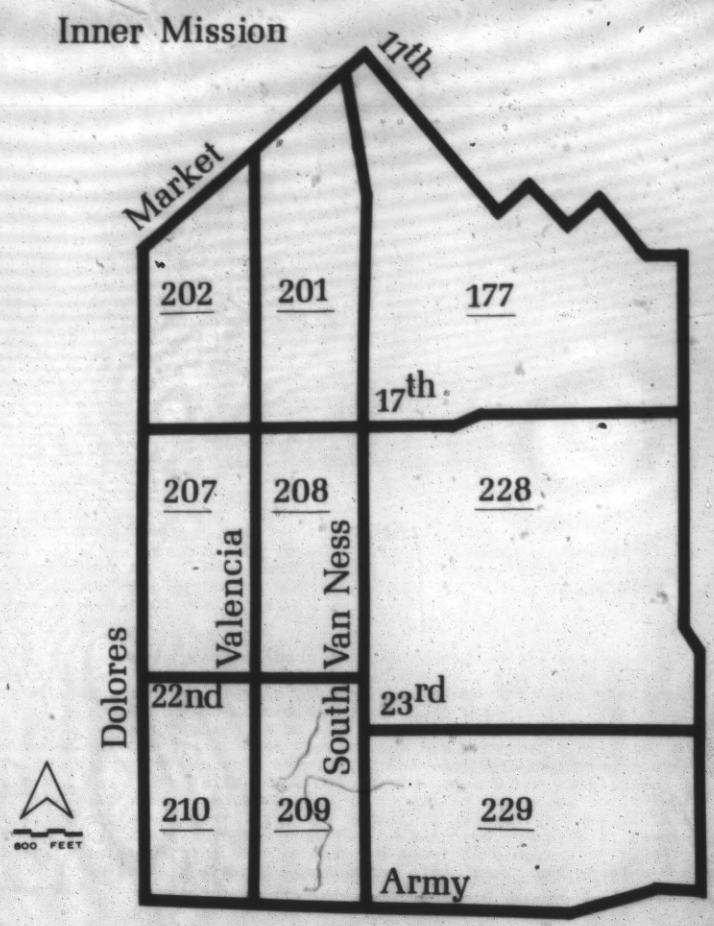
353,466 = zoned for commercial or industrial use

Average price/sq.ft. of those for sale: $7.90

Indicators of housing need:	Number	Percent
a. Crowded housing units:	2745	13% of total units
b. Housing units lacking plumbing:	2187	10%
c. Families below poverty level:	2124	19% of total families
d. Moderate income families: (Above poverty, but below $10,000)	4701	41%
e. Total families eligible for subsidized units (c+d):	6825	60%
f. Unrelated individuals below poverty level:	3390	29% of total individuals
g. Households below $10,000 spending 25%+ of income for rent:	7880	43% of total households

Neighborhood Maintenance Problems: Littered streets, broken street signs, too few sidewalk trash containers, inadequate parking, many abandoned cars, few street trees, little greenery or landscaping, few parks or open green spaces.

Community Organization Issues: Refusal of federal government to grant funds for subsidized housing; need to pressure Mayor for General Revenue-sharing money to finance continuation of day care and drug care centers, to build more parks and to replace abandoned Regal Pale brewery with a park or housing, to provide funds for redevelopment of the North East Industrial Zone of the IM; difficulty of obtaining reasonable loans for home purchase or home repair, need for landlords to repair housing code violations.



Census Tract Boundaries

CENSUS TRACT 177

This tract is bounded by Tenth, Eleventh, Vermont and Seventeenth Streets and South Van Ness Avenue. The freeway slices through two sides of it.

Most of 177 is zoned and used for heavy industry. It contains such familiar landmarks as the Muni car barn and the Pacific Coast Aggregate Company. Franklin Square Park is near the center of 177, one of the few open green spaces of the IM, but ironically surrounded by industry, trucking and snorting buses instead of houses.

Tract 177 is one of the largest in the IM, but has the fewest people and the lowest homeownership rate. It ranks first, however, in overcrowding, and has many housing units without adequate plumbing. It has no significant historic buildings.

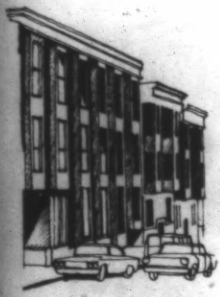
This tract is part of the Mission's North East Industrial Zone (NEIZ), and contains some vacant land and abandoned buildings which might be suitable housing sites. However, many of the commercial establishments and industries are viable and provide jobs for Mission residents.

The NEIZ contains about 44 city blocks and is predominantly zoned for heavy manufacturing. However, since many buildings are vacant, and few industries are relocating here, the land is not presently used according to its best potential. Twenty-one businesses report plans to move out of the area. Therefore, the Mission Housing Development Corporation has prepared a detailed plan to consolidate commercial and industrial uses and to expand residential use in the NEIZ. The plan would require the relocation of the twenty businesses wishing to remain in the area, including Pacific Gas and Electric and the Municipal Railway Car Barn. This consolidation will provide room for housing and residential amenities. Ultimately the plan proposes a total development of 1,944 housing units in the NEIZ, enhanced by eight parks and an elementary school.

TRACT 177
WHAT KIND OF HOUSING?

34 single-family homes
5%

325 units in 2-4 family bldgs.
43%



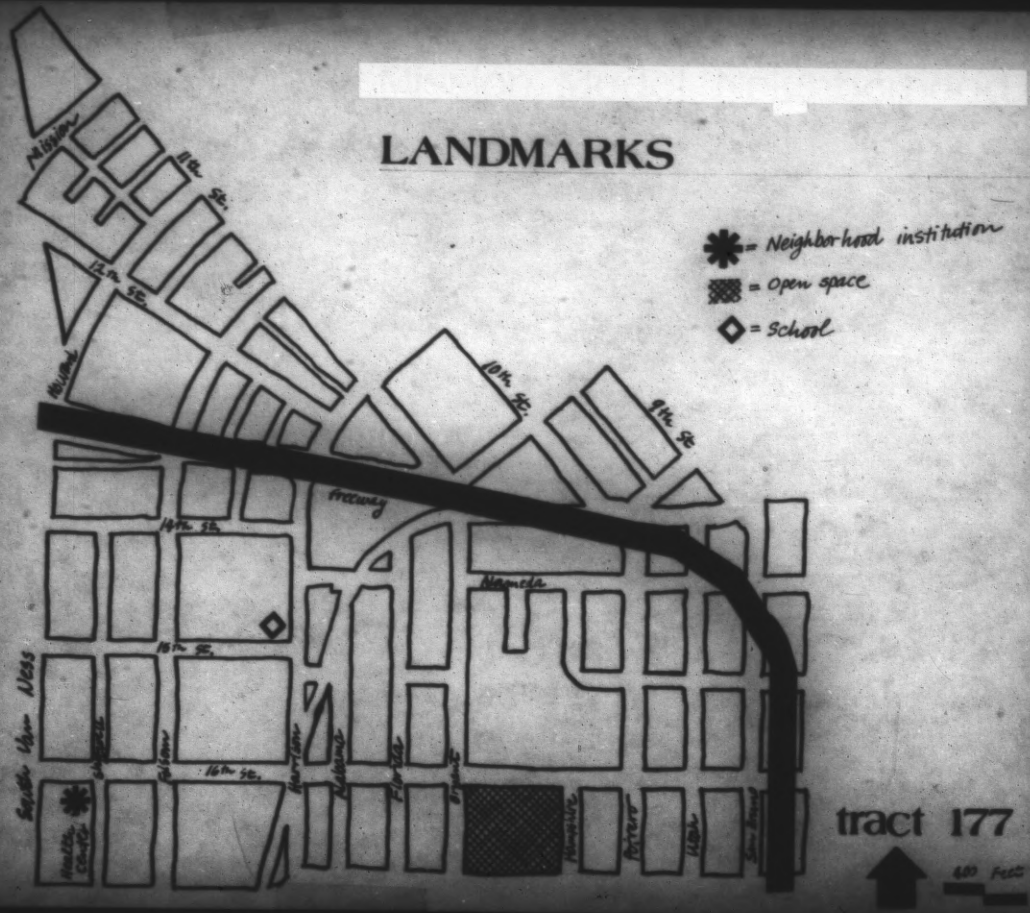
392 units in 5+ family bldgs.
52%

TOTAL **751*** *UNITS*

*San Francisco Department of City Planning

(plus **147** hotel rooms)

LANDMARKS


= Neighborhood institution
= Open space
= School
Polybius
11th St.
12th St.
Wisland
10th St.
9th St.
freeway
14th St.
Alameda
15th St.
16th St.
Seattle Urban Ness
Washington
Jackson
Hanford
Fillmore
Franklin
Lawrence
Hawthorne
Forest
Lilac
Sam Bond
tract 177
400 Feet

INNER MISSION

Census Tract Fact Sheet

Tract #: 177 **Street boundaries:** 11th, 10th, Vermont, 17th, S. Van Ness

Total blocks: 49 **General zoning:** Heavy industrial and commercial

Population characteristics (1970):

	Number	Percent
White	1330	66%
(Spanish)	(747)	(37%)
Black	245	12%
Oriental	332	16%
Other	112	6%
TOTAL	2019	100%

Elderly - Number: 156 **Percent:** 8%

Average household size: = 2.9 persons

Families	Total	Spanish
Number	388	165
Below Poverty	47(12%)	38(23%)
Median Income	$7885	$7500
Average Income	$9000	n.a.*

Unrelated Individuals - Total: 424
Average income: $3855
Median Income: $3276
Below poverty level:
No. 118 **Pct.** 28%

Persons below poverty level

	Total	Spanish
Number	309	176
Percent	17%	24%

Welfare caseload 1972

Aid for Dependent Children = 122
Old Age Assistance = 59
Other = 60
Total Cases: 241
Increase since 1966: 98%

---

* n.a. = not available

Tract #: 177

Housing

Existing subsidized housing units:

public: None
moderate income: None

Total units (1970): 719
Vacancy rate: 3.5% (25 units)
Owner occupancy rate:

	Total	Spanish
1970	55/ 8%	(16) (2%)
1972	74/10%	(12) (2%)

Units under systematic code enforcement (SCE):
No.: 454 Pct.: 64% of Total Units
Hotel Rooms under SCE: 147

Changes in housing stock 1960 - 71

New construction	+4 units
Demolition	-72 units
Net change	-68 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	34	5%
2 - 4 units	325	43%
5 + units	392	52%
TOTAL	751 *	100%

Age of Structures:

Year built:	Units	Percent
1965 - 1970	--	--
1960 - 1964	--	--
1950 - 1959	16	2%
1940 - 1949	19	3%
1939 or earlier	684	95%
TOTAL	719 *	100%

Average rent: $95 **Median rent:** $106

Average size of housing unit:

Owner-occupied:	5.0 rms.
Renter:	3.5 rms.
Spanish-occupied:	3.9 rms.

Median value (owner - occupied)
Total: $24,400 **Spanish:** n.a.

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	>23%
$5,001 to $10,000	18%	
$10,001 or more	12%	n.a.

Tract #: 177

Indicators of Housing Need:	Number	Percent
a. Crowded units:	149	21% of total units
b. Units lacking plumbing:	101	14%
c. Families below poverty level:	47	12% of families
d. Moderate income families:	109	28%
e. Total families eligible for subsidized units (c+d):	156	40%
f. Unrelated individuals below poverty level	118	28% of individuals
g. Households with incomes below $10,000 spending 25%+ for rent	258	39% of households

Environmental problems, 1972:

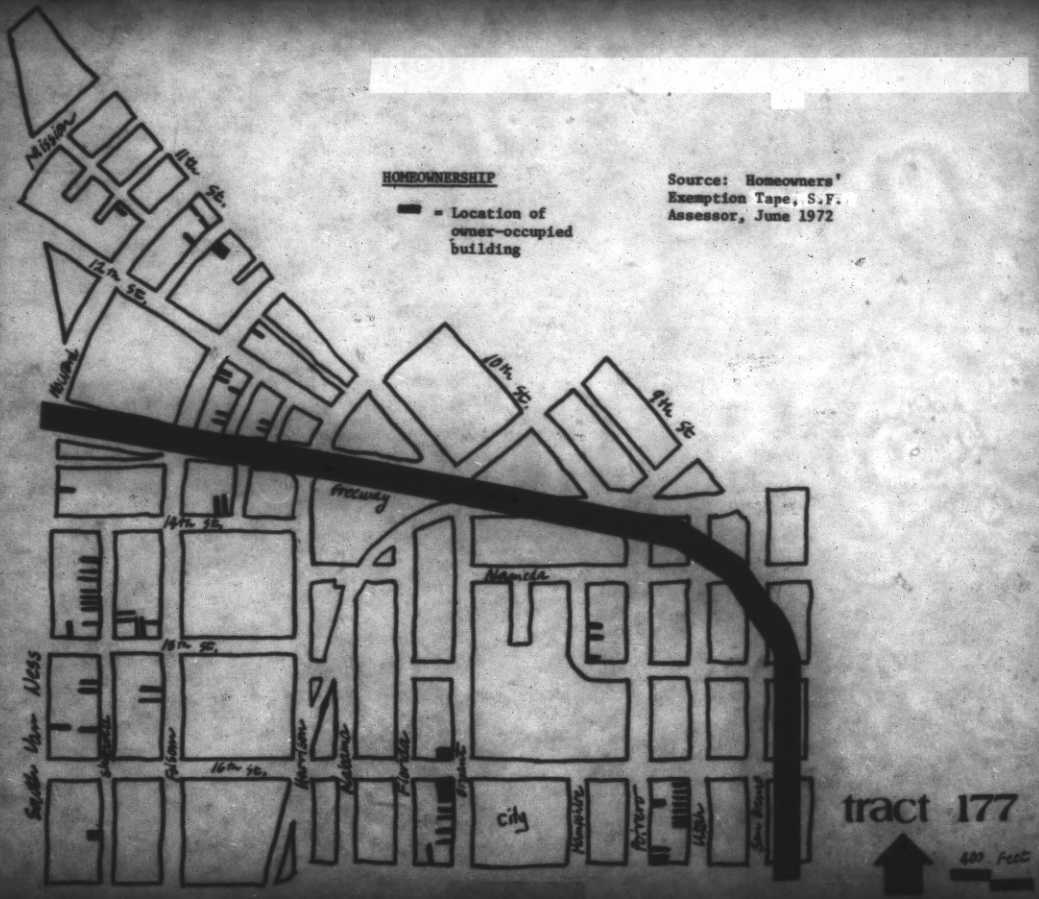
5 damaged or missing street signs, 3 abandoned cars, 7 littered block faces, cars parked on sidewalks of 14 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	7th
Pct. crowded:	1st
Pct. lacking plumbing:	3rd
Median rent:	6th
Median value:	5th
Owner-occupancy rate:	9th
Spanish:	9th
Total population:	9th
Size:	2nd

Potential organizing issues:

North East Industrial Zone provides some vacant land and buildings which could provide sites for moderate-income housing sponsored by the Mission Housing Development Corporation.


HOMEOWNERSHIP
= Location of owner-occupied building
Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972
Mission
11th St.
12th St.
Howard
10th St.
9th St.
Freeway
14th St.
Alameda
15th St.
South Van Ness
Shotwell
Folsom
Harrison
Bryant
Florida
Bryant
16th St.
City
Hampshire
Potrero
Utah
San Bruno
tract 177
400 Feet

CENSUS TRACT 201

Tract 201 is bounded by Seventeenth, Valencia and Market Streets and South Van Ness Avenue. The elevated freeway cuts through its upper section, making an effective barrier between the top and bottom segments of the tract.

This tract is characterized by heavy commercial uses along Mission and Valencia Streets. It has many apartment buildings and contains almost half the hotel rooms in the IM. The National Guard Armory at Mission and Fourteenth is one of its most familiar landmarks. One of the two Bay Area Rapid Transit (BART) stations in the IM is located in Tract 201 at Mission and Sixteenth Streets. Another landmark is St. John's Episcopal Church at Julian and Fifteenth, which is the only designated historic building in the area.

This tract is one of the poorest in the IM, with many families and single people below the poverty line. More than a third of the dwelling units in 201 lack adequate plumbing, ranking it as the worst of all the IM.

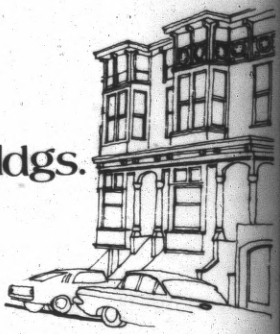
Tract 201 also ranks low in total population and in owner-occupancy rate. Its median rent is low compared to other IM tracts, primarily because so many of its residents live in hotel rooms.

An environmental survey of this tract found much litter and many cars parked on sidewalks. Although few public trash cans are provided in 201, those available are usually filled to overflowing and are not emptied frequently enough by the City.

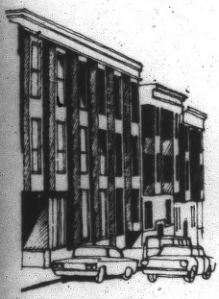
A major issue in this tract is the pressure for development around the BART station. Tract 201 has actually lost more than 90 housing units since 1960, as many older residential buildings were replaced by commercial ones. This trend may continue, unless existing residences--most of which are in commercial zones--are protected by rezoning.

TRACT 201
WHAT KIND OF HOUSING?

93 single-family homes
4%



406 units in 2-4 family bldgs.
17%

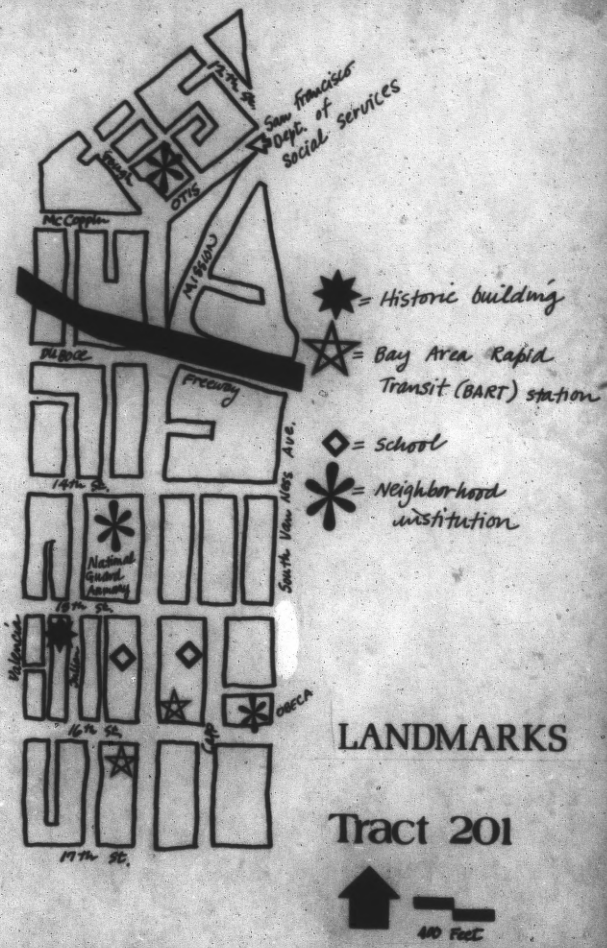


1907 units in 5+ family bldgs.
79%

TOTAL **2406*** *UNITS*

*San Francisco Department of City Planning

(plus **1386** hotel rooms)


San Francisco Dept. of Social Services
Fair St.
Foster
OTIS
McCoppin
MISSION
Duboce
Freeway
14th St.
South View Mob. Ave.
National Guard Armory
15th St.
Valencia
Bryant
16th St.
OBECA
Capp
17th St.
= Historic building
= Bay Area Rapid Transit (BART) station
= School
= Neighborhood institution
LANDMARKS
Tract 201
400 Feet

INNER MISSION

Census Tract Fact Sheet

Tract #: 201 **Street boundaries:** Market, 11th, S. Van Ness, 17th, Valencia

Total blocks: 13 **General zoning:** Commercial

Population characteristics (1970):

	Number	Percent
White	2898	76%
(Spanish)	(1586)	(41%)
Black	196	5%
Oriental	550	14%
Other	191	5%
TOTAL	3835	100%

Elderly - Number: 491 **Percent:** 13%

Average household size: 1.9 persons

Families	Total	Spanish
Number	785	337
Below Poverty	173(22%)	92(27%)
Median income	$6,392	$6,250
Average income	$8,184	n.a.*

Unrelated individuals - Total: 1290
Average income: $3623
Median income: $2,893
Below poverty level:
No. 424 Pct. 33%

Persons below poverty level:

	Total	Spanish
Number	993	425
Percent	26%	27%

Welfare caseload 1972

Aid for Dependent Children = 181
Old Age Assistance = 162
Other = 206
Total Cases: 549
Increase since 1966: 67%

---

* n.a. = not available

Housing

Existing subsidized housing units:

public: None

moderate income: St. Vincent de Paul, under construction

elderly: 124 units

Total units (1970): 2259

Vacancy rate: 11% (239 units)

Owner occupancy rate:

	Total	Spanish
1970	74/3.4%	(50)(2%)
1972	76/ 3%	(25)(1%)

Units under systematic code enforcement (SCE):

No.: 1458 Pct.: 67% of total units

Hotel Rooms under SCE: 1386

Changes in housing stock 1960 - 71

New construction	+5 units
Demolition	-93 units
Net change	-88 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	93	4%
2 - 4 units	406	17%
5 + units	1907	79%
TOTAL	2406*	100%

Age of Structures:

Year built:	Units	Percent
1965 - 1970	4	--
1960 - 1964	0	--
1950 - 1959	65	3%
1940 - 1949	125	6%
1939 or earlier	2259	91%
TOTAL		100%

Average rent: $85 **Median rent:** $89

Average size of housing unit:

Owner-occupied:	4.2 rms.
Renter:	2.3 rms.
Spanish-occupied:	3.9 rms.

Median value (owner - occupied)

Total: $23,700 **Spanish:** n.a.

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	> 33%
$5,001 to $10,000	16%	
$10,001 or more	11%	n.a.

Indicators of Housing need:	Number	Percent
a. Crowded units:	277	13% of total units
b. Units lacking plumbing:	781	36%
c. Families below poverty level:	173	22% of families
d. Moderate income families:	234	30%
e. Total families eligible for subsidized units (c+d):	407	52%
f. Unrelated individuals below poverty level	424	33% of individuals
g. Households with incomes below $10,000 spending 25%+ for rent	862	47% of households

Environmental problems, 1972:

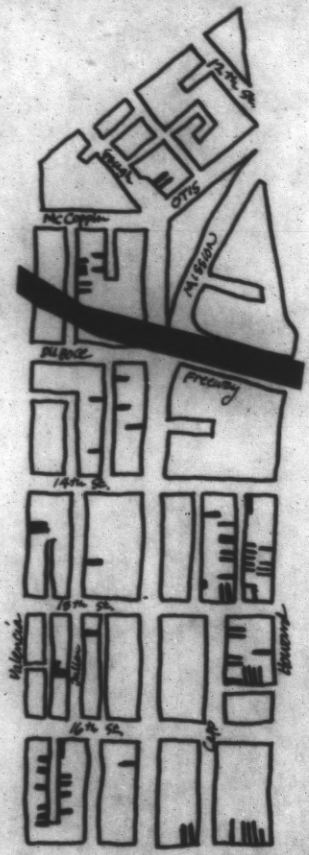
2 damaged or missing street signs, 3 abandoned cars, 4 overflowing trash cans, 10 littered block faces, cars parked on sidewalks of 19 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	2nd
Pct. crowded:	4th
Pct. lacking plumbing:	1st
Median rent:	8th
Median value:	6th
Owner-occupancy rate:	8th
Spanish:	8th
Total population:	8th
Size:	6th

Potential organizing issues:

Most IM hotel rooms are in this area, some residential sections should be protected from commercial encroachment by zoning changes, some development pressure near the 16th St. BART station, little vacant land, few homeowners.



HOMEOWNERSHIP

▬ = Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

Tract 201

CENSUS TRACT 202

Tract 202 is bounded by Dolores, Market, Valencia and Seventeenth Streets. It is characterized by heavy commercial uses along Valencia Street and many high-density residential buildings. Only three percent of the residents of 202 live in single-family homes. Mission Dolores, which was built in the 1790's by Catholic missionaries and Indians, gave the District its name. It is the only building in San Francisco which has been declared a National Historic Landmark. It lies directly on the western edge of 202.

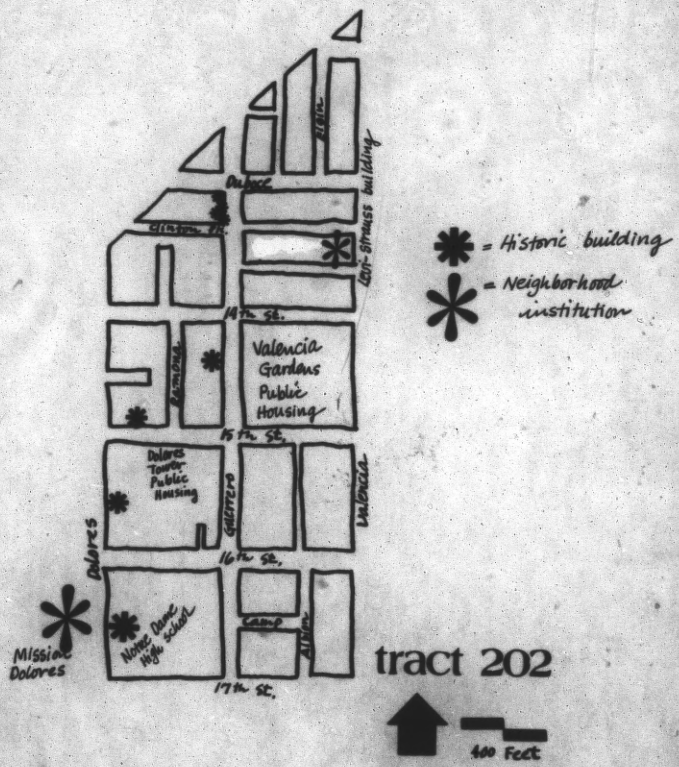
Two public housing projects are in 202--Dolores Tower for 92 Senior Citizens and Valencia Gardens, where 246 families live.

Almost 200 new housing units have been built in tract 202 since 1960, and only 30 were demolished, virtually all single-family homes.

Thirteen historic buildings are located here. Several of the most beautiful are clustered on Guerrero Street near Duboce.

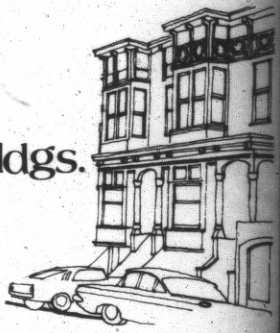
Many elderly and single people live in this tract, which is one of the most dense in the IM. Few homeowners live in tract 202, where 94 percent of the people are renters. This tract is one of the few in the IM where the owner-occupancy rate has actually declined in the past two years.

LANDMARKS

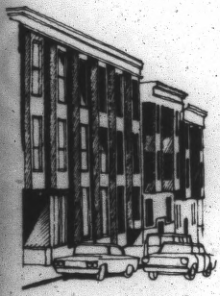

Dolores
Levi-Strauss building
Valencia Gardens Public Housing
14th St.
15th St.
Dolores Terrace Public Housing
Guerrero
Valencia
16th St.
Dolores
Mission Dolores
Notre Dame High School
Church
Alabama
17th St.
= Historic building
= Neighborhood institution
tract 202
400 Feet

TRACT 202
WHAT KIND OF HOUSING?

87 single-family homes
3%



665 units in 2-4 family bldgs.
24%



2044 units in 5+ family bldgs.
73%

TOTAL **2796*** UNITS

*San Francisco Department of City Planning

(plus **416** hotel rooms)

54

INNER MISSION

Census Tract Fact Sheet

Tract #: 202 **Street boundaries:** Market, Valencia, 17th, Dolores

Total blocks: 11 **General zoning:** high density residential, with some commercial

Population characteristics (1970):

	Number	Percent
White	4349	76%
(Spanish)	(1757)	(31%)
Black	491	9%
Oriental	648	11%
Other	233	4%
TOTAL	5721	100%

Elderly - Number: 858 **Percent:** 15%

Average household size: 2.2 persons

Families	Total	Spanish
Number	1227	404
Below poverty	262(21%)	92(23%)
Median income	$6389	$6245
Average income	$7396	n.a.*

Unrelated individuals - Total: 1844
Average income: $5499
Median income: $4,428
Below poverty level:
No. 498 Pct. 20%

Persons below poverty level:

	Total	Spanish
Number	1396	405
Percent	25%	24%

Welfare caseload 1972

Aid for Dependent Children = 335
Old Age Assistance = 211
Other = 210
Total Cases: 756
Increase since 1966: 112%

---

* n. a. = not available

Housing

Existing subsidized housing units:

public: family 246
elderly 92
total 338

moderate income: none

Total units (1970): 2728 *

Vacancy rate: 3.5% (97 units)

Owner occupancy rate:

	Total	Spanish
1970	193(7%)	(11)(.4%)
1972	174(6%)	(28)(1%)

Units under systematic code enforcement (SCE):

No.: 1190 Pct. 44%

Hotel Rooms under SCE: 416

Changes in housing stock 1960 - 71

New construction	+198 units
Demolition	-30 units
Net change	+168 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	87	3%
2 - 4 units	665	24%
5 + units	2044	73%
TOTAL	2796 *	100%

Age of Structures:

Year built:	Units	Percent
1965 - 1970	129	5%
1960 - 1964	113	4%
1950 - 1959	105	4%
1940 - 1949	396	14%
1939 or earlier	1985	73%
TOTAL	2728 *	100%

Average rent: $103 Median rent: $111

Average size of housing unit:

Owner-occupied:	4.7 rms.
Renter:	3.2 rms.
Spanish-occupied:	4 rms.

Median value (owner - occupied)

Total: $24,600 Spanish: n.a.

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	> 32%
$5,001 to $10,000	21%	
$10,001 or more	13%	n.a.

Tract #: 202

Indicators of housing need:	Number	Percent
a. Crowded units:	246	9% of total units
b. Units lacking plumbing:	299	11%
c. Families below poverty level:	262	21% of families
d. Moderate income families:	337	27%
e. Total families eligible for subsidized units (c+d):	599	49%
f. Unrelated individuals below poverty level	498	20% of individuals
g. Households with incomes below $10,000 spending 25%+ on rent	1290	53% of households

Environmental problems, 1972:

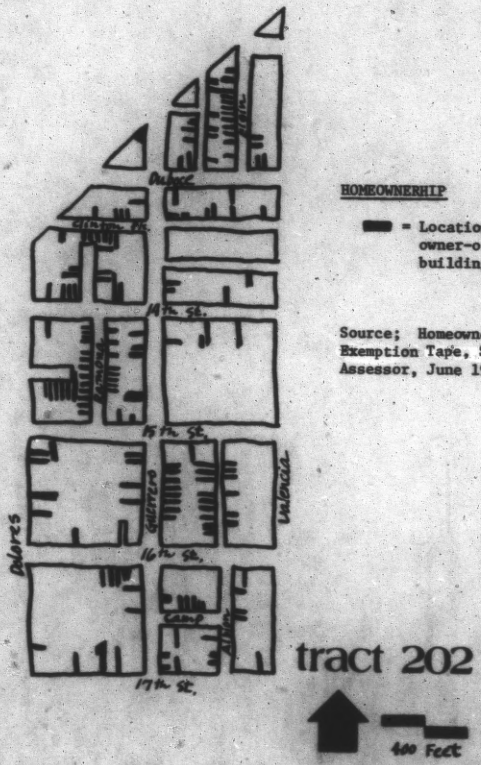
14 littered block faces, cars parked on sidewalk of 7 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	3rd
Pct. crowded:	5th
Pct. lacking plumbing	4th
Median rent:	5th
Median value:	4th
Owner-occupancy rate:	7th
Spanish:	7th
Total population:	3rd
Size:	7th

Potential organizing issues:

Many elderly and single people, one of the most dense census tracts with many apartment houses, owner-occupancy rate declined during last two years, one of the few MN tracts which gained housing during the last decade, location of two public housing projects.


Dolores
Clinton Pk.
14th St.
15th St.
Guerrero
Valencia
16th St.
Mission
17th St.
HOMEOWNERHIP
= Location of owner-occupied building
Source; Homeowners' Exemption Tape, S.F. Assessor, June 1972
tract 202
400 Feet

CENSUS TRACT 207

Seventeenth, Valencia, Dolores and Twenty-Second Streets form the boundaries of tract 207, which is characterized by medium and high-density housing, with some commercial uses along Valencia Street.

Mission High School is on the western edge of 207, as is Dolores Park, a major recreation resource for the entire Mission District.

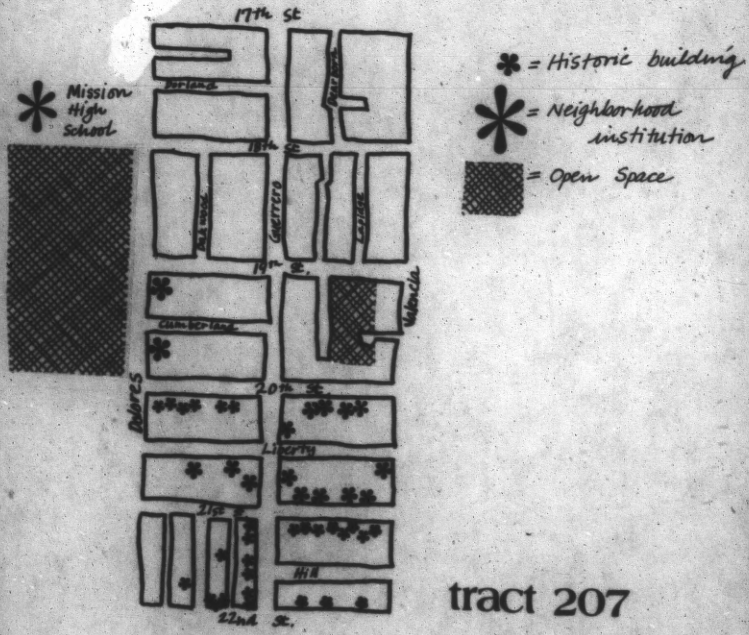
This tract is one of the most expensive ones in the Inner Mission. It ranks second highest in both median rent and median home value. It also ranks high in the number of homeowners, and was one of the few tracts which have gained more than 100 new housing units since 1960.

Although there are no federally-assisted homes in tract 207 now, the Mission Housing Development Corporation has proposed, and the federal government has approved, "Apartamentas de la Esperanza," which will house 39 IM senior citizens.

Historic buildings are a major resource in tract 207, where 79 are located. Of these, 76 are homes, and most are in excellent condition. Many also are owner-occupied.

A major environmental problem in tract 207 is litter, which tends to accumulate in its many side streets and alleys. Because the City's Street Cleaning agency is short of funds, street sweepers have only been assigned to "major" streets. This lack of City resources is obvious throughout tract 207.

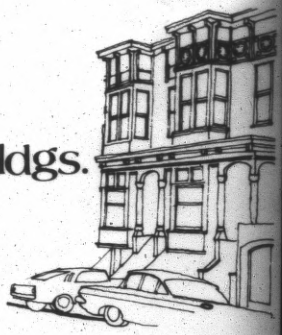
LANDMARKS



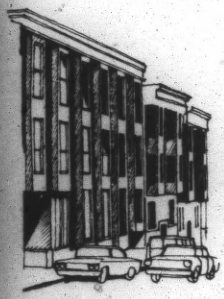
tract 207

TRACT 207
WHAT KIND OF HOUSING?

193 single-family homes
7%



1304 units in 2-4 family bldgs.
47%



1267 units in 5+ family bldgs.
46%

TOTAL **2764*** UNITS

*San Francisco Department of City Planning

(plus **29** hotel rooms)

INNER MISSION

Census Tract Fact Sheet

Tract #: 207 **Street boundaries:** 17th, Valencia, 22nd, Dolores

Total blocks: 10 **General zoning:** Medium-high density residential

Population characteristics (1970):

	Number	Percent
White	4851	87%
(Spanish)	(1721)	(31%)
Black	94	2%
Oriental	501	9%
Other	133	2%
TOTAL	5579	100%

Elderly - Number: 806 **Percent** 14%

Average household size: 2.3 persons

Families	Total	Spanish
Number	1297	397
Below poverty	170(13%)	75(19%)
Median income	$7753	$7768
Average income	$8541	n.a.*

Unrelated individuals - Total: 1593
Average income: $4948
Median income: $3,936
Below poverty level:
No. 364 Pct. 23%

Persons below poverty level:

	Total	Spanish
Number	909	331
Percent	16%	19%

Welfare caseload 1972

Aid for Dependent Children = 237
Old Age Assistance = 154
Other = 100

Total cases: 491
Increase since 1966: 119%

---

* n.a. = not available

Housing

Existing subsidized housing units:

Public: None
Moderate income: 39 elderly approved by the federal government.

Total units (1970): 2525*
Vacancy rate: 3.7%(93 units)
Owner occupancy rate:

	Total	Spanish
1970	361(14%)	(78)(3%)
1972	362(13%)	(63)(2%)

Units under systematic code enforcement (SCE):
No.: 1172 Pct. 46%
Hotel Rooms under SCE: 29

Changes in housing stock 1960 - 71

New construction	+147 units
Demolition	- 21 units
Net change	+126 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	193	7%
2 - 4 units	1304	47%
5 + units	1267 *	46%
TOTAL	2764	100%

Age of Structures:

Year built:	Units	Percent
1965 - 1970	25	1%
1960 - 1964	82	3%
1950 - 1959	66	3%
1940 - 1949	246	10%
1939 or earlier	2106 *	83%
TOTAL	2525 *	100%

Average rent: $118 Median rent: $123

Average size of housing unit:
Owner-occupied: 5.1 rms.
Renter: 3.5 rms.
Spanish-occupied: 4.1 rms.

Median value (owner - occupied)
Total: $28,400 Spanish: n.a.

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	
$5,001 to $10,000	22%	> 35%
$10,001 or more	13%	n.a.

Indicators of housing need:	Number	Percent
a. Crowded units:	181	7% of Total units
b. Units lacking plumbing:	115	5%
c. Families below poverty level:	170	13% of families
d. Moderate income families:	289	22%
e. Total families eligible for subsidized units (c+d):	459	35%
f. Unrelated individuals below poverty level	364	23% of individuals
g. Households below $10,000 annual income paying 25%+ of income for rent	1076	50% of households

Environmental problems, 1972:

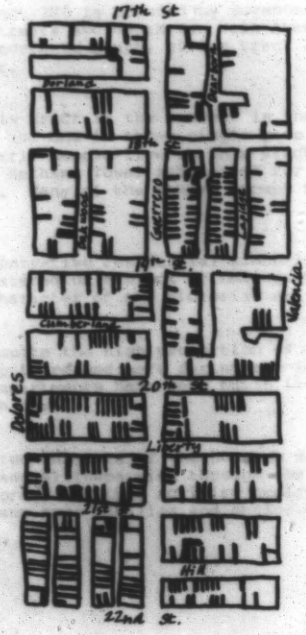
2 damaged or missing street signs, 3 abandoned cars, 33 littered block faces, cars parked on sidewalks of 9 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	6th
Pct. crowded:	6th
Pct. lacking plumbing:	6th
Median rent:	2nd
Median value:	2nd
Owner-occupancy rate:	3rd
Spanish:	4th
Total population:	4th
Size:	8th

Potential organizing issues:

Has many historic buildings, most of which are in good condition, one of the highest rent areas in the IM, more middle-income families live in this tract, location of a project for moderate-income elderly proposed by MHDC and approved by the federal government.



HOMEOWNERSHIP

■ = Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

tract 207

CENSUS TRACT 208

Tract 208 is bounded by Seventeenth, Valencia and Twenty-Second Streets and South Van Ness Avenue. Mission Street bisects it from north to south, giving tract 208 its strong commercial character.

This tract is the poorest in the IM, with one in four families and one in three single people below the poverty line. Many elderly people live in this tract--the lucky ones in the 134-unit Bethany Tower subsidized for moderate-income senior citizens. Many of the others occupy the 628 hotel rooms in the tract.

Twenty-five residential historic buildings are located here, many clustered on a block of Lexington which still retains some of the character of the Victorian era.

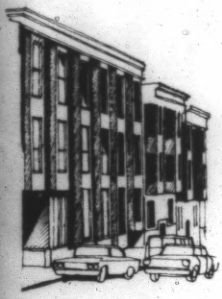
Despite the high proportion of impoverished people, home-ownership increased here during the last two years. Since 1960, 246 new apartments have been built in tract 208, while 125 homes were torn down.

Three-quarters of the housing units in this tract are subject to annual inspection through the Systematic Code Enforcement Program, and this activity could have a detrimental effect on the many poor families and senior citizens who live here.

TRACT 208
WHAT KIND OF HOUSING?

319 single-family homes
11%

780 units in 2-4 family bldgs.
27%

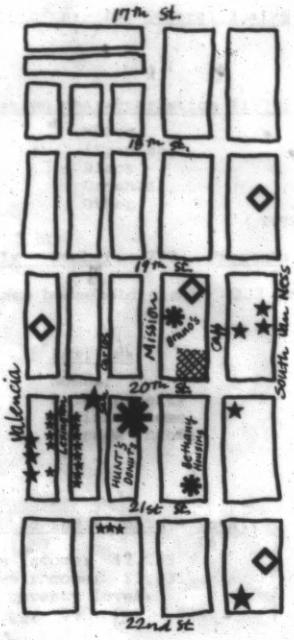


1770 units in 5+ family bldgs.
62%

TOTAL **2869*** UNITS

*San Francisco Department of City Planning

(plus **628** hotel rooms)



= Historic building

= Church or school

= Neighborhood institution

= Open space

tract 208

LANDMARKS

400 feet

INNER MISSION
Census Tract Fact Sheet

Tract #: 208 **Street boundaries:** 17th, S. Van Ness, 22nd, Valencia

Total blocks: 10 **General Zoning:** Commercial and medium-high density residential

Population characteristics (1970):

	Number	Percent
White	4344	81%
(Spanish)	(2205)	(41%)
Black	144	3%
Oriental	671	12%
Other	208	4%
TOTAL	5367	100%

Elderly - Number: 773 **Percent:** 14%

Average household size: 2.3 persons

Families	Total	Spanish
Number	1121	525
Below poverty	253(23%)	181(35%)
Median income	$6762	$6555
Average income	$7557	n.a.*

Unrelated individuals - Total: 1677

Median income: $2,855
Average income: $3,835
Below poverty level:
No. 540 Pct. 32%

Persons below poverty level:

	Total	Spanish
Number	1483	841
Percent	28%	38%

Welfare caseload 1972

Aid for Dependent Children = 260
Old Age Assistance = 255
Other = 255

Total cases: 770
Increase since 1966: 108%

---

* n.a. = not available

Housing

Existing subsidized housing units:

Public: None
Moderate income:
elderly: 134
total : 134

Total units (1970): 2355
Vacancy rate: 11.3% (142 units)
Owner occupancy rate:

	Total	Spanish
1970	208(9%)	(65)(3%)
1972	266(9%)	(74)(3%)

Units under systematic code enforcement (SCE):
No.: 1791 Pct. 76%
Hotel rooms under SCE: 628

Changes in housing stock 1960 - 71

New construction	+246 units
Demolition	-125 units
Net change	+121 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	319	11%
2 - 4 units	780	27%
5 + units	1770	62%
TOTAL	2869	100%

Age of Structures

Year built:	Units	Percent
1965- 1970	75	3%
1960 - 1964	54	2%
1950 - 1959	24	1%
1940 - 1949	143	6%
1939 or earlier	2059	88%
TOTAL	2355	100%

Average rent: $99 **Median rent:** $104

Average size of housing unit:
Owner-occupied: 4.8 rms.
Renter: 2.9 rms.
Spanish-occupied: 3.3 rms.

Median value (owner - occupied)
Total: $23,400 Spanish: n.a.

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	> 28%
$5,001 to $10,000	19%	
$10,001 or more	11%	n.a.

Indicators of housing need:	Number	Percent
a. Crowded units:	299	13% of Total units
b. Units lacking plumbing:	503	21%
c. Families below poverty level:	253	23% of families
d. Moderate income families:	310	28%
e. Total families eligible for subsidized units (c+d):	563	50%
f. Unrelated individuals below poverty level	540	32% of individuals
g. Households with incomes below $10,000 paying 25%+ for rent	888	44% of households

Environmental problems, 1972:

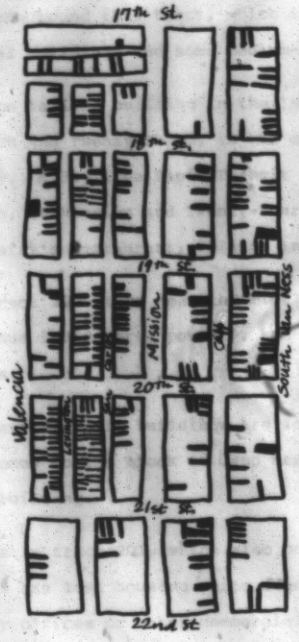
2 damaged or missing street signs, 1 abandoned car, 4 overflowing public trash cans, 29 littered block faces, cars parked on sidewalks of 8 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	1st
Pct. crowded:	4th
Pct. lacking plumbing:	2nd
Median rent:	7th
Median value:	7th
Owner-occupancy rate:	5th
Spanish:	3rd
Total population:	5th
Size:	8th

Potential organizing issues:

Highest proportion of poverty-level families and individuals, owner-occupancy rate increased slightly during last two years, three-quarters of apartments subject to annual inspection, high vacancy rate according to 1970 census, location of existing project for low-income elderly, some historic buildings, pressure along Mission Street, some residential areas should be protected by zoning changes.



HOMEOWNERSHIP

= Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

tract 208

CENSUS TRACT 209

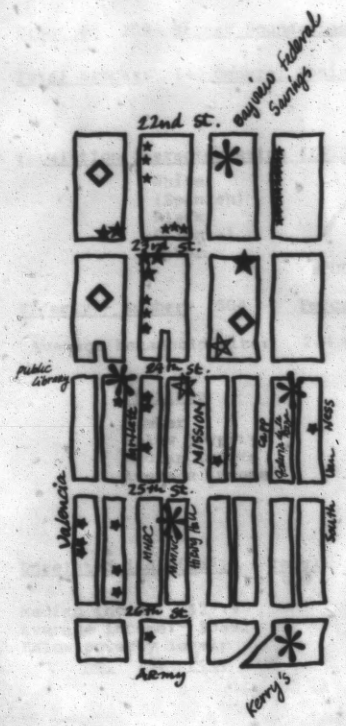
Army, Valencia and Twenty-Second Streets and South Van Ness Avenue bound this tract, which is characterized by many commercial buildings and some medium-density residential ones.

The tallest building in the IM, Bayview Federal Savings at Mission and Twenty-Third, is the most striking feature of tract 209. A Bay Area Rapid Transit (BART) station is located here, too, at Mission and Twenty-Fourth. A famous MCO meeting place, Kerry's restaurant, is also in this area.

Tract 209 ranks near the middle of all IM census tracts for various indicators: poverty, rent, homeownership and crowded dwellings.

Many historic buildings are located here, including a row of ten homes on the block of Capp Street immediately behind the Bayview building.

As in tract 201, which also contains a BART station, tract 209 has lost housing units since 1960. Many were replaced by offices or other commercial uses.



= important neighborhood institution

= Bay Area Rapid Transit (BART) station

= Historic building

= church or school

tract 209

LANDMARKS

INNER MISSION

Census Tract Fact Sheet

Tract #: 209 **Street boundaries:** 22nd, S. Van Ness, Army, Valencia

Total blocks: 14 **General Zoning:** Commercial and medium-high density residential

Population characteristics (1970):

	Number	Percent
White	3327	82%
(Spanish)	(2026)	(50%)
Black	72	2%
Oriental	454	11%
Other	195	5%
TOTAL	4048	100%

Elderly - Number: 504 **Percent:** 12%

Average household size: 2.4 persons

Families	Total	Spanish
Number	900	458
Below poverty	181(20%)	115 (25%)
Median income	$7877	$7420
Average income	$8168	n.a.*

Unrelated individuals - Total: 929

Median income: $2779
Average income: $3892
Below poverty level:
No. 285 Pct. 31%

Persons below poverty level:

	Total	Spanish
Number	910	524
Percent	23%	26%

Welfare caseload 1972

Aid for Dependent Children = 199
Old Age Assistance = 154
Other = 132

Total cases: 485
Increase since 1966: 86%

---

* n.a. = not available

Housing

Existing subsidized housing units:

Public: None
Moderate income: None

Total units (1970): 1780 ♣
Vacancy rate: 5.3%(94 units)
Owner occupancy rate:

	Total	Spanish
1970	154(9%)	(103)(6%)
1972	181(9%)	(62)(5%)

Units under systematic code enforcement (SCE):*
No. 1860 Pct. --
Hotel rooms under SCE: 117

Changes in housing stock 1960 - 71

New construction	+60 units
Demolition	-85 units
Net change	-25 units

1971 Housing Stock

Structure size	Units	Pct.
Single - family	291	15%
2 - 4 units	652	34%
5 + units	976	51%
TOTAL	1919 ✶	100%

Age of Structures

Year built:	Units	Percent
1965 - 1970	10	1%
1960 - 1964	50	3%
1950 - 1959	36	2%
1940 - 1949	128	7%
1939 or earlier	1556 ♣	87%
TOTAL	1780	100%

Average rent: $107 Median rent: $111

Average size of housing unit:

Owner-occupied:	5 rms.
Renter:	3.1 rms.
Spanish-occupied:	3.6 rms.

Median value (owner - occupied)
Total: $27,950 Spanish: $34,200

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	>30%
$5,001 to $10,000	21%	
$10,001 or more	12%	n.a.

---

* There is a discrepancy in this tract between SCE figures and City Planning figures

Tract #: 209

Indicators of housing need:	Number	Percent
a. Crowded units:	237	13% of total units
b. Units lacking plumbing:	171	10%
c. Families below poverty level:	181	20% of families
d. Moderate income families:	214	24%
e. Total families eligible for subsidized units (c+d):	395	44%
f. Unrelated individuals below poverty level	285	31% of individuals
g. Households with incomes below $10,000 paying 25%+ for rent	742	46% of households

Environmental problems, 1972:

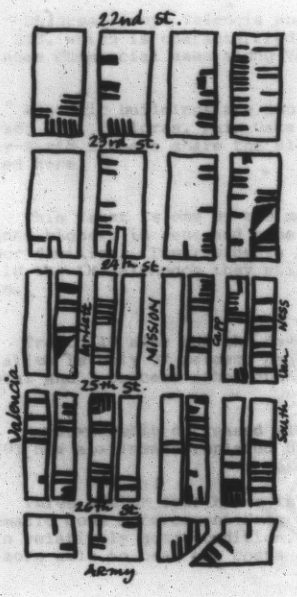
1 damaged or missing street sign, 4 overflowing public trash cans, 13 littered block faces, cars parked on sidewalk of one block face.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	4th
Pct. crowded:	4th
Pct. lacking plumbing:	5th
Median rent:	5th
Median value:	3rd
Owner-occupancy rate:	6th
Spanish:	5th
Total population:	7th
Size:	5th

Potential organizing issues:

Lost housing units during last decade, pressure from BART station at 24th Street, many historic buildings, including Capp between 23rd and 24th which could be a good area for tree planting and plaques.



HOMEOWNERSHIP

= Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

tract 209

CENSUS TRACT 210

Dolores, Army, Valencia and Twenty-Second Streets bound tract 210, which is characterized by medium-density housing, with some commercial uses along Valencia Street.

Historic buildings are among the most important landmarks of tract 210. Dolores, Fair Oaks, Guerrero, San Jose and Twenty-Sixth Streets share the 61 significant old buildings located here.

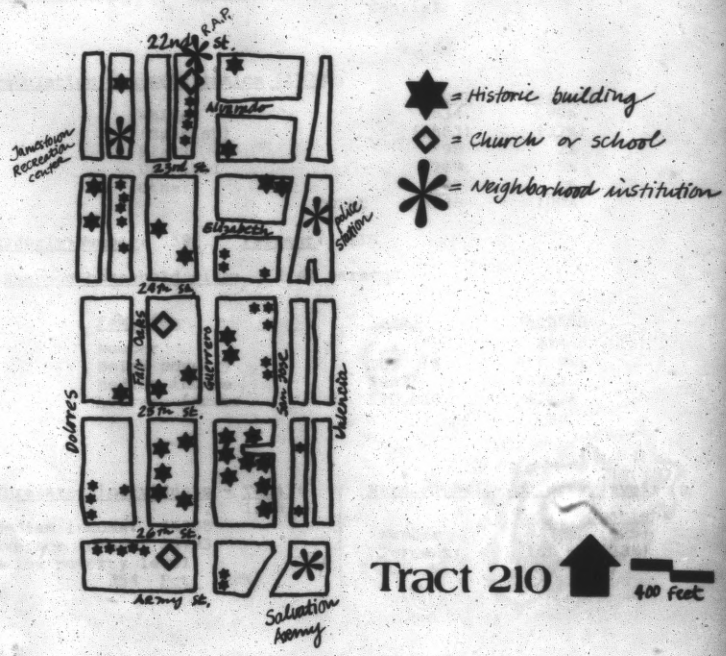
This tract is one of the most "middle-class" in the IM. It ranks highest in rent and home value and lowest in percent of poor families. Its residents have the highest median income in the IM, although they still rank below the San Francisco median.

Tract 210 also has the fewest minority residents: its population is only 37 percent Latino, 2 percent Black, 5 percent Oriental and 3 percent other ethnic groups.

Homeownership decreased slightly over the last two years, and 191 new apartments replaced 83 demolished residential units.

Three out of four homes in this tract are under the Systematic Code Enforcement Program. However, structures here are in relatively good condition, and the higher-income residents seem more able to bear the costs of code compliance.

LANDMARKS


22nd St.
R.A.P.
Alvarado
Jamestown Recreation Center
23rd St.
Elizabeth
Police Station
24th St.
Fair Oaks
Guerrero
San Jose
Valencia
Dolores
25th St.
26th St.
Army St.
Salvation Army
= Historic building
= Church or school
= Neighborhood institution
Tract 210
400 feet

INNER MISSION
Census Tract Fact Sheet

Tract #: 210 **Street boundaries:** 22nd, Valencia, Army, Dolores

Total blocks: 20 **General zoning:** medium-high density residential

Population characteristics (1970):

	Number	Percent
White	4634	90%
(Spanish)	(1883)	(37%)
Black	98	2%
Oriental	269	5%
Other	135	3%
TOTAL	5136	100%

Elderly-Number: 592 **Percent:** 11%

Average household size: 2.43 persons

Families	Total	Spanish
Number	1166	475
Below poverty	132(11%)	91(19%)
Median income	$9526	$8717
Average income	$10,010	n.a.*

Unrelated individuals - Total: 1288

Median income: $4308
Average income: $4793
Below poverty level:
No. 354 Pct. 28%

Persons below poverty level:

	Total	Spanish:
Number	787	(425)
Percent	16%	(23%)

Welfare caseload 1972

Aid for Dependent Children = 212
Old Age Assistance = 125
Other = 86

Total cases: 423
Increase since 1966: 126%

---

* n.a. = not available

Tract #: 210

Housing

Existing Subsidized housing units:

Public: None
Moderate income: None

Total units (1970): 2094 *
Vacancy rate: 3.4%(71 units)
Owner occupancy rate:

	Total	Spanish
1970	341(16%)	(77)(4%)
1972	306(15%)	(57)(3%)

Units under systematic code enforcement (SCE):
No. 1640 Pct. 78%
Hotel rooms under SCE: 58

Changes in housing stock 1960 - 71

New construction	+191 units
Demolition	- 83 units
Net change	+108 units

1971 Housing stock

Structure size	Units	Pct.
Single - family	322	15%
2 - 4 units	1024	49%
5 + units	735	36%
TOTAL	2081 *	100%

Age of Structures

Year built:	Units	Percent
1965 - 1970	29	1%
1960 - 1964	139	7%
1950 - 1959	122	6%
1940 - 1949	173	8%
1939 or earlier	1631	78%
TOTAL	2094 *	100%

Average rent: $121 Median rent: $126

Average size of housing unit:
Owner-occupied: 5.3 rms.
Renter: 3.5 rms.
Spanish-occupied: 3.9 rms.

Median value (owner - occupied)
Total: $30,100 Spanish: $26,800

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	29%
$5,001 to $10,000	21%	
$10,001 or more	12%	n.a.

Tract #: 210

Indicators of housing need:	Number	Percent
a. Crowded units:	187	9% of total units
b. Units lacking plumbing:	44	2%
c. Families below poverty level:	132	11% of families
d. Moderate income families:	212	18%
e. Total families eligible for subsidized units (c+d):	344	29%
f. Unrelated individuals below poverty level	354	28% of individuals
g. Households with incomes below $10,000 paying 25%+ for rent	670	37% of households

Environmental problems, 1972:

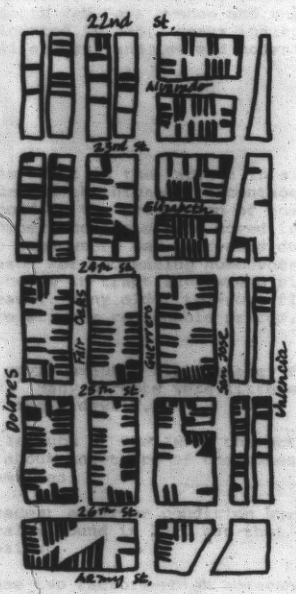
3 abandoned cars, 3 overflowing public trashcans, 29 littered block faces, cars parked on sidewalk of 2 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	8th
Pct. crowded:	5th
Pct. lacking plumbing:	8th
Median rent:	1st
Median value:	1st
Owner-occupancy rate:	4th
Spanish:	6th
Total population:	6th
Size:	4th

Potential organizing issues:

Highest rents, sales prices and value of homes in the IM, many historic buildings, high family and individual income, fewer minority residents than other tracts, three-quarters of apartments subject to Systematic Code Enforcement.



HOMEOWNERSHIP

▬ = Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

Tract 210

400 feet

CENSUS TRACT 228

Seventeenth and Twenty-Third Streets form the north and south boundaries of tract 228, which is edged on the east and west by South Van Ness Avenue and the freeway. A mixture of uses is located in 228: heavy industry, public institutions, commercial stores, and low and moderate-density homes.

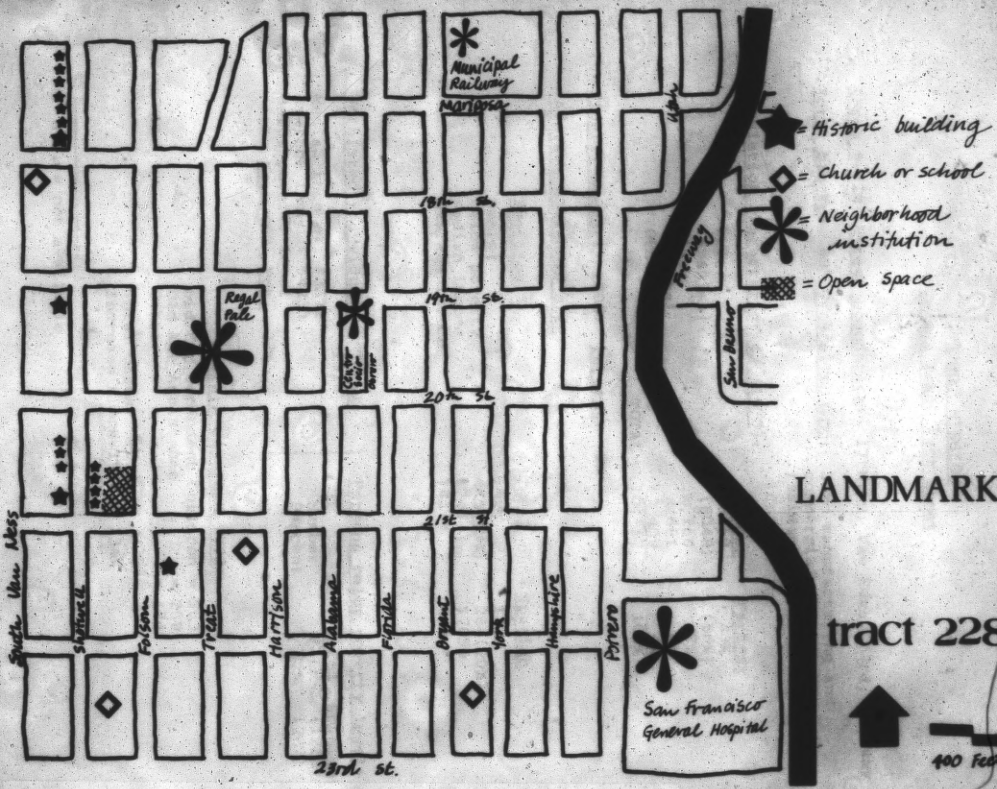
This tract is the largest in size, and it has the biggest population and the highest percentage of Latino residents. It ranks second in the proportion of homeowners and almost one hundred new owner-occupants have moved in since 1970. Even the number of Latino homeowners has increased during the last few years. A major reason for increasing homeownership is the relatively low price of homes in tract 228, where single-family houses averaged $23,300 each. Many older two-four flat buildings were also for sale at relatively reasonable prices, which averaged $12,100 per unit.

An environmental field survey found two major problems in tract 228. Many streets were littered, and many cars were found parked on the sidewalk.

While much of the IM is characterized by multiple-unit housing, about one-third of the homes in tract 228 are for individual families.

A recent exterior condition survey found that the housing was basically sound in 228, but that six out of ten homes needed minor repairs.

These two factors--high homeownership and many one-four-unit buildings in need of repair--make this tract a good target for the housing assistance activities of the MHDC.


LANDMARKS
tract 228
= Historic building
= church or school
= Neighborhood institution
= Open space
Municipal Railway
Mariposa
18th St.
19th St.
20th St.
21st St.
23rd St.
Regal Pale
Cesar Chavez Avenue
Freeway
San Bruno
Ave.
San Francisco General Hospital
South Van Ness
Shotwell
Folsom
Treat
Harrison
Alabama
Florida
Bryant
York
Hampshire
Potrero
400 Feet

INNER MISSION
Census Tract Fact Sheet

Tract #: 228 Street boundaries: 17th, S. Van Ness, 23rd, freeway

Total blocks: 68 General zoning: Some manufacturing and commercial, but mostly residential

Population characteristics (1970):

	Number	Percent
White	8859	83%
(Spanish)	(6048)	(56%)
Black	768	7%
Oriental	681	6%
Other	409	4%
TOTAL	10,717	100%

Elderly-Number: 1009 Percent: 9%

Average household size: 3.1 persons

Families	Total	Spanish
Number	2345	1321
Below poverty	445(19%)	264(20%)
Median income	$7480	$7055
Average income	$8274	n.a.*

Unrelated individuals - Total: 1518

Median income: $3571
Average income: $4230
Below poverty level
No. 402 Pct. 27%

Persons below poverty level:

	Total	Spanish:
Number	2211	(1218)
Percent	21%	(20%)

Welfare caseload 1972

Aid for Dependent Children = 583
Old Age Assistance = 259
Other = 184

Total cases: 1026
Increase since 1966: 134%

---

* n.a. = not available

Housing

Existing Subsidized housing units:

Public: None

Moderate income: none

Total units (1970): 3520*
Vacancy rate: 3.5% (125 units)
Owner occupancy rate:

	Total	Spanish
1970	811(23%)	(327)(9%)
1972	916(29%)	(346)(10%)

Units under systematic code enforcement (SCE):
No. 1291 Pct. 37%
Hotel rooms under SCE: 72

Changes in housing stock 1960 - 71

New construction	+186 units
Demolition	- 84 units
Net change	+102 units

1971 Housing stock

Structure size	Units	Pct.
Single - family	1077	34%
2 - 4 units	1544	48%
5 + units	574	18%
TOTAL	3195*	100%

Age of Structures:

Year built:	Units	Percent
1965 - 1970	84	2%
1960 - 1964	83	2%
1950 - 1959	90	3%
1940 - 1949	288	8%
1939 or earlier	2975	85%
TOTAL	3520*	100%

Average rent: $115 Median rent: $122

Average size of housing unit:
Owner-occupied: 5.2 rms
Renter: 3.8 rms
Spanish-occupied: 4.3 rms

Median value (owner - occupied)
Total $23,400 Spanish: $22,800

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	>29%
$5,001 to $10,000	21%	
$10,001 or more	12%	n.a.

Tract #: 228

Indicators of housing need:	Number	Percent
a. Crowded units:	627	18% of total units
b. Units lacking plumbing:	105	3%
c. Families below poverty level:	445	19% of families
d. Moderate income families:	651	28%
e. Total families eligible for subsidized units (c+d):	1096	31%
f. Unrelated individuals below the poverty level	402	27% of individuals
g. Households with less than $10,000 income paying 25%+ of income for rent	1095	36% of households

Environmental problems, 1972:

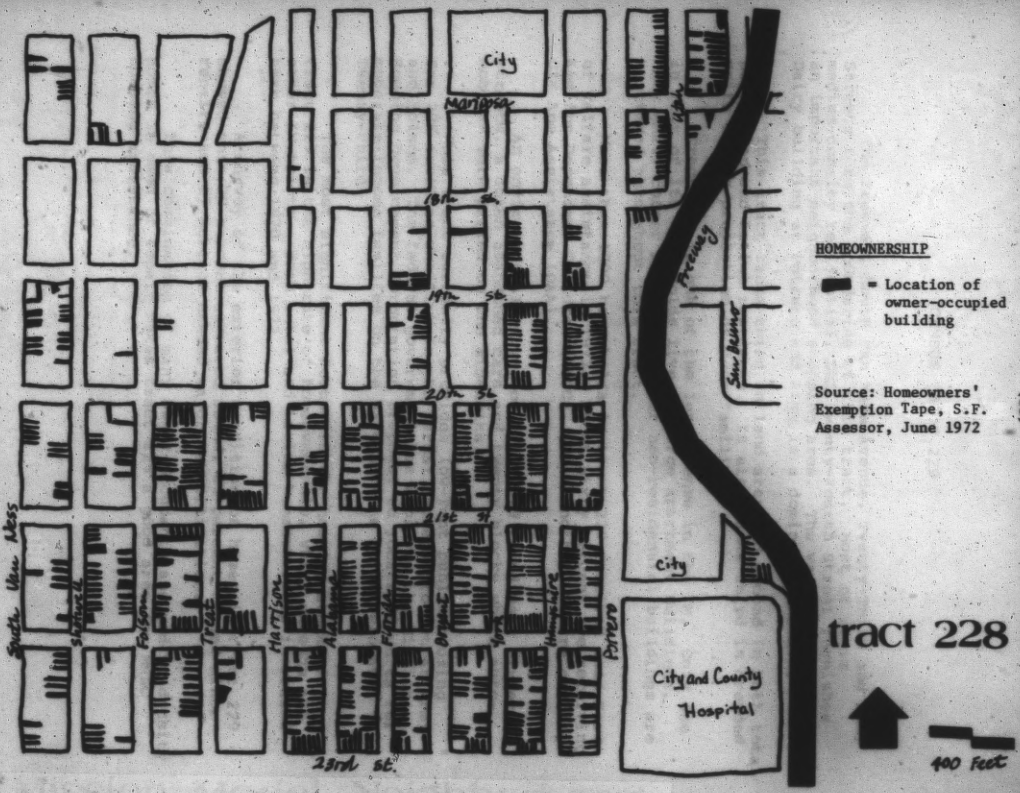
4 damaged or missing street signs, 7 abandoned cars, 44 littered block faces, cars parked on sidewalk of 50 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families:	5th
Pct. crowded:	2nd
Pct. lacking plumbing:	7th
Median rent:	4th
Median value:	5th
Owner-occupancy rate:	2nd
Spanish:	1st
Total population:	1st
Size:	1st

Potential organizing issues:

The largest tract with the most residents and the most Latinos, many homeowners, greatest increase in homeownership between 1970 and 1972, many people eligible for MHDC programs, location of Regal Pale abandoned brewery, which has been proposed for a park site, little open space.


City
Mariposa
18th St.
19th St.
20th St.
21st St.
23rd St.
South Van Ness
Shotwell
Folsom
Treat
Harrison
Alabama
Florida
Bryant
York
Hampshire
Potrero
Freeway
Southern
City
City and County Hospital
HOMEOWNERSHIP
= Location of owner-occupied building
Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972
tract 228
400 Feet

(88)

CENSUS TRACT 229

The freeway, South Van Ness Avenue, Twenty-Third and Army Streets form the boundaries of this tract. Most of it is medium-density residential, but Twenty-Fourth Street furnishes an important neighborhood shopping area. The vacant Borden's Dairy building at Potrero and Army is a dominant landmark.

This tract ranks third in land area and second in both total population and Latino residents. It also ranks third in crowded units and in proportion of poor families.

Tract 229 is one of the least dense in the IM. Only one in four of its households live in large apartment buildings. Many small corner stores and other non-residential buildings are scattered throughout this tract.

More than 1000 households in tract 229 received some form of welfare assistance in 1972. About sixty percent are receiving Aid for Dependent Children (AFDC), while another 260 are getting Old Age Assistance (OAA).

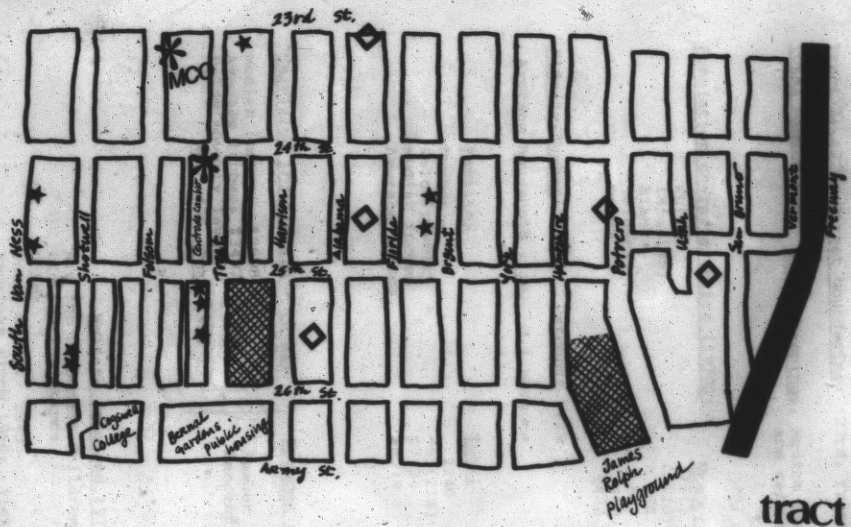
An environmental survey of tract 229 found many littered streets, a dozen abandoned cars and twenty blocks where automobiles were parked on the sidewalks.

This tract currently provides low-rent public housing for 208 families who live in the Bernal Gardens project at Army and Folsom. The federal government has approved the Mission Housing Development Corporation proposal to locate 50 units for moderate-income families on the Safeway site at Potrero and Twenty-Third.

The most significant factor in the housing stock of tract 229 is the high rate of homeownership, which exceeds all other IM tracts. Both total and Latino homeownership increased here between 1970 and 1972.

A survey of the exterior condition of homes in tract 229 showed that 20 percent appeared sound, 63 percent needed minor repairs and 17 percent needed major rehabilitation.

This combination of many owner-occupants and medium-density homes in need of repair makes tract 229 a good area for MHDC housing assistance.



tract 229
LANDMARKS

* = important neighborhood institution
★ = Historic building
◇ = church or school
▒ = open space

400 feet

INNER MISSION

Census Tract Fact Sheet

Tract #: 229 **Street boundaries:** 23rd, freeway, Army, S. Van Ness

Total blocks: 46 **General zoning:** Medium density residential and neighborhood commercial

Population characteristics (1970):

	Number	Percent
White	7512	80%
(Spanish)	(5210)	(55%)
Black	605	6%
Oriental	842	9%
Other	489	5%
TOTAL	9448	100%

Elderly-Number: 1010 **Percent:** 11%

Average household size: 3.1 persons

Families	Total	Spanish
Number	2240	1174
Below poverty	461(21%)	(249)(21%)
Median income	$7124	$7645
Average income	$8079	n.a.*

Unrelated individuals - **Total:** 1158

Median income: $2698
Average income: $3497
Below poverty level
No. 405 Pct. 35%

Persons below poverty level:

	Total	Spanish:
Number	2344	1266
Percent	25%	24%

Welfare caseload 1972

Aid for Dependent Children = 598
Old Age Assistance = 260
Other = 185
Total cases: 1043
Increase since 1966: 111%

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* n.a. = not available

Housing

Existing Subsidized housing units:

Public: family 208 Total 208

Moderate income:

Approved by the Federal Government, 50 family units Betel Apartments

Total units (1970): 3109 *

Vacancy rate: 2.8% (88 units)

Owner occupancy rate:

	Total	Spanish
1970	750(24%)	(282)(9%)
1972	922(30%)	(303)(10%)

Units under systematic code enforcement (SCE):

No. 1427 Pct. 46%

Hotel rooms under SCE: 49

Changes in housing stock 1960 - 71

New construction	+89 units
Demolition	-47 units
Net change	+42 units

1971 Housing stock

Structure size	Units	Pct.
Single - family	743	24%
2 - 4 units	1492	49%
5 + units	800	27%
	3035 *	100%

Age of Structures

Year built	Units	Percent
1965 - 1970	23	--
1960 - 1964	59	2%
1950 - 1959	130	4%
1940 - 1949	204	7%
1939 or earlier	2693	87%
TOTAL	3109 *	100%

Average rent: $106 Median rent: $112

Average size of housing unit:

Owner-occupied:	5.1 rms.
Renter:	3.9 rms.
Spanish-occupied:	4.3 rms.

Median value (owner - occupied)

Total $23,700 Spanish: $21,700

Median percent of income spent for rent

Income	Total	Spanish
$5,000 or less	35%	>32%
$5,001 to $10,000	21%	
$10,001 or more	12%	n.a.

Indicators of housing need:	Number	Percent
a. Crowded units:	542	17% of total units
b. Units lacking plumbing:	68	2%
c. Families below poverty level:	461	21% of families
d. Moderate income families:	595	27%
e. Total families eligible for subsidized units (c+d):	1056	34%
f. Unrelated Individuals below poverty level	405	35% of individuals
g. Households below $10,000 spending 25%+ of income for rent	999	38% of households

Environmental problems, 1972: 12 abandoned cars, 36 littered block faces, cars parked on sidewalks of 20 block faces.

Rank among the 9 Inner Mission census tracts:

Pct. poverty families: 3rd
Pct. crowded: 3rd
Pct. lacking plumbing: 8th
Median rent: 4th
Median value: 6th
Owner-occupancy rate: 1st
Spanish: 2nd
Total population: 2nd
Size: 3rd

Potential organizing issues:

Largest proportion of single-family homes, high home-ownership rate, which increased between 1970 and 1972, highest number of welfare cases, 208 public housing units for families, federal government approved site of moderate-income project for 50 families.

tract 229

HOMEOWNERSHIP

= Location of owner-occupied building

Source: Homeowners' Exemption Tape, S.F. Assessor, June 1972

400 feet

This Housing Plan Action Agenda was produced by the Stanford Community Development Study, funded through Grant No. GI-29925X of the National Science Foundation.

This document was prepared by Judith Lynch Waldhorn. Research and graphics assistance was provided by Noelle Charleson. The following Community Development Study Research Assistants also contributed: Cedric Chao, Edward Jackson, Robert Jolda, Janice Ann Larkin, Robert N. Richardson and Nancy Weissman.

June, 1973

Stanford Community

Development Study

P.O. Box 5817

Stanford, California

94305

S.F. DIST. MISSION. EMPLOYMENT

SAN FRANCISCO DISTRICTS

MISSION. EMPLOYMENT

A PROPOSAL FOR A

CONCENTRATED EMPLOYMENT PROGRAM

in the Inner Mission District

Submitted by:

THE ARRIBA JUNTOS' CENTER

In Sponsorship With: The Organization for Business, Education, and Community Advancement

The Roman Catholic Archdiocese of San Francisco

The Catholic Council for the Spanish-speaking

The Arriba Juntos' Center
1249 Alabama Street
San Francisco

CONCENTRATED EMPLOYMENT PROGRAM

FOR THE INNER MISSION DISTRICT

The sum of $447,169.86 is requested from the Economic Opportunity Council - Concentrated Employment Program to undertake a program 1) to train 150 Spanish-speaking, hard-core unemployed adults who have had some education and need remedial education (also referred to as "Basic Education" in this proposal) to enable them to enter and compete in presently operating and proposed adult training and job placement programs in the City of San Francisco; 2) job development and referral within the private sector of the San Francisco-Bay Area; 3) to develop 50 new career positions in the private sector of the Roman Catholic Archdiocese of San Francisco as well as industry, business, and organized labor within the Bay Area; and 4) to motivate and train people who have traditionally been by-passed or ineffectively served by established institutions in the fields of manpower, job training, and education so that they can secure employment more readily.

Sponsor

Arriba Juntos, a community based multi-service planning-development center which provides: community outreach and follow-up services, job training and placement, education, housing, economic and social development services for the Spanish-speaking and Spanish surnamed residents in the Mission District Poverty Target Area of San Francisco. The co-sponsors of this project include: OBECA (Organization for Business, Education, and Community Advancement), the Roman Catholic Archdiocese of San Francisco, and the Catholic Council for the Spanish-speaking.

Responsible Officers

Rev. John F. McCarthy, Chairman, Board of Directors/Arriba Juntos

Mr. Leandro P. Soto, Director, Arriba Juntos

Background Information

San Francisco is the port of entry for the immigrant from Central and South America who is coming into the United States in increasingly large numbers. This City is also the mecca for people from Mexico and Central America, for those from the Caribbean who first land in New York, Chicago or Miami, and for the migrants who are leaving the rural areas of California and other southwestern states for the cities.

Most of the Latin American immigrants or migrants to San Francisco first settle in the Mission District. After they have become more adapted to the City and her ways and have found a job which will permit them some mobility, they may move out of the Mission; but many do not. They continue to stay near new found friends or relatives. This arrangement, coupled with the fact that they have come to know the Mission Area best, makes for more security.

The specific priority and cry most often heard today in the Mission District is for jobs, for stable employment -- a necessary pre-requisite for economic betterment and independence and the first step away from poverty and dependency. The need for stable employment among the Spanish-speaking is acute because of the unique problems they encounter in seeking work (language, non-citizenship, lack of skills, educational attainment, etc.) and will grow more acute with time. To date, unemployment in the Spanish-speaking male labor force in the Mission District is 18% (a statistic acquired by counting only those who have unemployment compensation). The actual count of Latin males out of work is probably higher. A survey made in January, 1967 of the Mission-Fillmore District by the U. S. Dept. of Labor described that the unemployment and underemployment rate in these areas was between 12-25%; one of the highest in the country.

There is a mistaken idea among many people, even people who have access to large sources of information and should know better, that the Spanish-speaking person living in the southwest lives in larger numbers in the rural rather than urban areas. But this is not correct.

The San Francisco-Bay Area and metropolitan Los Angeles in 1960 had 56% of all the Mexican-American and other Spanish-speaking residents living in California. In California the Spanish-surnamed male labor force is now over 80% urbanized. At the present rate of growth, it might well be that by 1970 more than nine-tenths of these residents will be living in the cities.

During the 10 year span from 1950-60 the Spanish-surnamed persons living in California increased by 88%, a fact which reflects the steady gravitation of people, especially the young, towards the urban pivot regions of the Bay Area: San Francisco, San Mateo, and Santa Clara County.

In the not too distant future it is expected that there will be almost one-half million Spanish-speaking persons living in the San Francisco-Bay Area. It is now estimated that over 80,000 Spanish-speaking people live in San Francisco and some 105,000 in Santa Clara County. This is an example of the continual increase of Spanish-speaking people into the Bay Area.

These immigrants and migrants come to San Francisco and the Bay Area without knowing what the labor market is, what it will be necessary to do to find a job, what services are available for the job seeker, how long it may take to find a minimal paying job before finding good steady employment, how the skills (if any) they have developed in either their country or in a southwest rural area can be utilized here, what public services are available to them in case of need, what

are some of the laws of this country, etc. In addition, they are not prepared to directly encounter the mores of this country and city, which are different than those of their own culture.

Most Spanish-surnamed, Spanish-speaking newcomers to the urban area do not have the organized services or resources for easy access into the mainstream of city life. Traditional family casework services are not sufficiently helpful to the immigrant's immediate needs for practical assistance in finding a job or home.

Past efforts to resettle Hungarians and Cuban refugees through planned resettlement programs suggest a more realistic service to help newcomers find their way into a pattern of stability within San Francisco's urban industrial community.

Although efforts have been made by existing agencies to recruit Spanish-speaking for training programs we believe that only the most employable have been reached. This proposal is aimed at reaching the hard core unemployed and untrained.

The entire socialization process with which many Latin Americans in the Mission District are struggling is taking its toll. Indications of family breakdown are most evident. The divorce rate is now equal to that in the Anglo community, while legal and non-legal separations in the Latin Community are higher than for Anglos and non-whites. The number of teenagers who are high school dropouts is on the increase, while the delinquency rate for the District is climbing rapidly. Gang activity is becoming more pronounced in many sections of the Mission. On the other hand, these problems of the Spanish-speaking have not been sufficiently publicized and recognized by the Nation at large.

Many Federal, State, and County employment programs and agencies have tended to regard the unemployed Spanish-speaking wage earner as an "individual client". These agencies and programs frequently make little allowance for the social relationships inside the Spanish community which form a vital part in job seeking.

These relationships are:

(a) the network of personal acquaintance, family connections, and informal communications through which job information flows,

(b) a loose and spontaneous pattern of leadership within this network based upon degrees of knowledge, experience, reputation and residence in the community,

(c) the tendency of this pattern to become one of mechanical transmission of information, recruiting and interpretation of employment events reflecting employer interests,

(d) the almost total inability of this pattern of leadership to inquire into, assemble, analyze and publicize information relating to public employment programs,

(e) the universal failure of public agencies and their recruiting outposts in the community to recognise that a job referral occurs in a context of legal requirements, compliance with which is part of the job right of the worker,

(f) the intuitive, haphazard awareness of workers of economic projects in their areas which might mean job opportunities and the almost total insulation of this awareness from the planners and promotors of such projects,

(g) the continuous recruiting into the labor force of Spanish-speaking from the lowest income levels (immigrants) where communication is in Spanish,

(h) the very considerable overlap of trade-union experience among Spanish-speaking workers relating to job and employment problems apparently not amenable to discussion or resolution within a limited trade-union apparatus.

Cooperative community action of employed and unemployed Spanish-speaking persons should be based on the above considerations. They also stress the rationale for including the Arriba Juntos' program in the Concentrated Employment Program.

The Arriba Juntos Center

The urgent need in the Spanish-speaking community for a central location in the Mission District which could serve as a source of services addressed specifically to the unique needs of the Latin American migrants and immigrants who have recently arrived on the urban scene motivated the establishment of the Arriba Juntos' center.

The following editorial appeared in the "San Francisco Examiner" on March 7, 1967 and graphically highlights the need for a newcomers center, such as Arriba Juntos, in the City with a thrust toward job training and manpower development.

THE LONG AGONY OF THE CITIES

A MAJOR DILEMMA facing large American cities like San Francisco arises from the fact that they no longer have time to absorb their big new influxes of unskilled minorities in a leisurely and orderly fashion.

In earlier eras when waves of unskilled Chinese, Irish, and Italian immigrants reached San Francisco, they found unskilled jobs waiting for them. Their brawn built the streets, the sewer systems, the street car lines, the whole stone and steel shape of the City.

Few of them rose above common labor. But steady wage-earning gave them the security and stability needed to educate and Americanize their children. The big American city was a magnificent digestive organ. Between the end of the Civil War and 1920, the cities absorbed scores of millions of immigrants in a more or less orderly way and without serious strain.

But similar unskilled jobs don't exist today in anything approaching the number needed to permit an orderly absorption of San Francisco's big new in-migrations of Negros and Spanish-speaking people.

(Figures tell dramatically how little we rely today on the muscles of man and beast to get work done. In 1850, the annual output of mechanical energy was only 440 horsepower per person. By 1900 it had increased to only 1030. Today it is approaching 10,000 horsepower!)

In consequence, the City finds itself struggling, at a tremendous cost in dollars and social tensions, to cope with an undigested mass of its populace unwanted by the economy because untrained for it. And, tragically, the instability and hopelessness of this mass too often transmits itself to the next generation.

WE WERE PROMPTED to these comments by the excellent report last week of the population study committee of the San Francisco Chamber of Commerce.

The report found much to praise in the efforts of the underprivileged to better their lot. It called for greater efforts by everyone to raise the standards of education and motivation, to upgrade those without skills, to fight prejudice in employment and housing.

But the report also said, with undeniable accuracy, that San Francisco's best future lies in pursuing its natural role as a regional capital and financial-headquarters city.

That means more and more demands for white-collar and skilled workers, less and less need for the untrained and uneducated.

It means a widening of the thus-far-unabridged gap between what the City can offer the undigested mass, and what the mass needs to become useful self-respecting members of the community.

It means the City has not yet found the methods and means to solve its most difficult human and economic problem. But solutions must be found.

Future newcomers to the City, like their predecessors, will not pass through this process unscathed and without the scars created by urbanization unless there is waiting for them upon their arrival the structured channel of support by which they might avail themselves of the opportunity to satisfy their basic needs: employment, education, housing, general economic development, etc. The quest for the fulfillment of these basic human needs has and will continue to lead the immigrant and the migrant to the city. But, without help the desires and hopes of the newcomer to the urban scene are and will continue to be frustrated, a frustration which is lethal and causative of dependency and inculcates within the Latin Community a prevalent lack of aspiration on which poverty and all its social ills breed for generations to come.

For these reasons, the Arriba Juntos' program has addressed itself primarily to those social areas which are causing the greatest degree of frustration in the newcomer community and to the effort of integrating and coordinating relevant services, where feasible, to fill gaps in services so that opportunity does await the newcomer upon his entrance on the urban scene. We further believe such programs should aim at sustaining the spirit of aspiration which motivates the newcomers upon their arrival to the city, to foster a spirit of positive interdependence to community life to prevent frustration and dependency.

The Center serves primarily the Spanish-speaking immigrants and migrants of the Mission District, Catholic as well as other Christians and non-Christians. It works closely with the 10 Roman Catholic parishes of the "Inner Mission" as well as other denominations.

In summary, the Arriba Juntos' Center serves the following purposes:

(a) to publicize, coordinate and integrate existing resources of services;

(b) to foster community managed self-help projects which will address themselves to the priority concerns of the Spanish-speaking in the Mission.

Toward these two purposes the Center plays the role of an enabler -- facilitating, guiding, supporting, and encouraging the Spanish-speaking community to remove obstacles to the satisfaction of unmet needs in the community. The number of projects housed at the Arriba Juntos' Center will grow as time, money, resources, and need dictate and/or permit. The uniqueness of the Spanish-speaking employment problems and cultural differences have tended to prevent the Anglo community from effectively helping the Latin community in the past. Because of this, it is Arriba Juntos' belief that the Latin community must have its own manpower development project and significant participation in such programs.

The Policy Steering Committee of Arriba Juntos is composed of people who have a history of social and civic action in the Mission District as well as in education, business, and organized labor of the San Francisco-Bay Area. Furthermore, some of the members are natives of Latin American countries who came here as immigrants and through determination have become contributors in the development of a better community; others are natives of San Francisco and other American communities who have become leaders in the professions of education, sociology, communication, and law as well as private industry.

Arriba Juntos has brought this unique combination of people together to learn from each other and to work together to better serve not only the Mission District but the total community of the San Francisco-Bay Area.

The Policy Steering Committee consists of the following people:

Rev. John McCarthy, M.S.W., Chairman - Assistant Director/Catholic Social Service

Mr. Joseph Brandsford - Director, Mission District/Economic Opportunity Council

Mr. Lewis H. Butler - Attorney, Director of the Bay Area Management Council

Mr. Jack H. Curtis, Ph.D. - Director, Urban Life Institute/University of San Francisco

Mr. Manuel Frias, M.A. Candidate (San Francisco State College) - Supervisor, San Francisco Park and Recreation Department

Mr. Herman Gallegos - Consultant, The Ford Foundation

Mr. Juan Gonzalez - Manager, Computer Department/Bank of California and Interim Director, Mission Consumer Council/BAND

Mr. Roger Hernandez - Executive Secretary, Catholic Council for the Spanish-speaking

Mr. Hector Rueda - Business Agent, Elevator Operators, AFL/CIO

Mr. Santiago Portillo - Longshoreman, Member Local 2/ILWU and Chairman, Social Action Committee/Catholic Council for the Spanish-speaking

Mr. Joseph Therrien - Vice President of Media/Dancer, Fitzgerald, and Sampler

<u>Staff</u>: The Staff has had considerable experience in the development and implementation of programs in manpower, education, and cultural-community advancement. They have also had experience in journalism, public relations, civil rights, and social action. Staff members include -

Mr. Leandro P. Soto - Director, Arriba Juntos
Miss Georgia Lyga - Community Counselor
Mr. Ben Martinez - Community Organization Worker
Mr. Luis Alberti - Community Organization Worker
Mr. David Sanchez, Jr., M.A. - Education Consultant

Facilities

Arriba Juntos is located at 1249 Alabama Street in a large three-story building. This building houses the administrative and staff offices of Arriba Juntos. It also contains 6 classrooms, conference room, large assembly hall and playground which are used for the Arriba Juntos' projects. As the Arriba Juntos' projects expand, more classroom and meeting space will be provided in the Roman Catholic Archdiocesan facilities throughout the Mission District. These facilities are expansive and highly suitable because of their location in various sections of the district and will serve as outreach stations to the total Latin Community.

Fiscal Agent

OBECA -- or as it is properly known, The Organization for Business, Education, and Community Advancement -- is a federal tax-exempt (#A:R:EO:TMV:7307,SF-EO-67-297), non-profit organization with a franchise to operate in the State of California. (See Appendix)

OBECA's Board of Directors are citizens with integrity, who have the respect of the community in which they live and serve, and are committed to increasing the economic development and social stability of the individual.

What are some of OBECA's Accomplishments --

1. Developed Horizons Unlimited program, now funded by Economic Opportunity Council.
2. Provided staff services to do the public relations for the highly successful annual Latin American Unity Day.
3. Provided staff services for the past three years to do the public relations for the Latin American Leadership Conference.

4. Provided staff services to coordinate the successful Bay Area Minorities Affirmative Action Conference at the University of San Francisco.

5. Provided initial staff services and resources to set up the Mission District anti-poverty program.

6. Provided staff services to help the OBREROS develop the Mission English Language Center.

7. Provided staff services to help San Jose's Spanish-speaking people to develop and obtain a $250,000 On-the-Job Training Program.

8. Developed a manpower development program which has found employment -- unskilled, skilled, and professional -- for many Spanish-speaking people and others in San Francisco and Bay Area.

9. Set up a research bureau on manpower programs, social services, etc. which is available to the Mission District people and organizations, as well as others in the City.

10. Co-sponsor of Arriba Juntos.

To implement and effect an affirmative total manpower project in the Inner Mission District, Arriba Juntos and its co-sponsors propose the following program to be known as ADELANTE JUNTOS:

Unit I-Remedial Education for 150 unemployed or underemployed people;

Unit II - Community outreach service -- job development and referral;

Unit III - New Careers in the private sector;

Unit IV - Motivation, counseling, follow-up, and other supportive services.

TOTAL BUDGET

Director Arriba Juntos/CEP-Adelante Juntos Project. . . .	3,000
Project Coordinators (4).	40,000
Teacher/Instructors (4).	21,440
Manpower Counsellors (2)	13,400
Supervisors/Social Work Aides (3)	25,200
Supportive Services' Counsellors (2).	18,000
Community Follow-up Coordinators (4).	28,800
Trainees/Social Work Aides (10).	42,000
Trainees (150) 3 mos. @ $60 per week	108,000
Research Coordinator (2 mos.).	691.66
Research Coordinator Assistant (2 mos.).	320
Secretary/Research Coordinator (2 mos. Part-time) . . .	400
Secretaries/Project Coordinators (4) 450 mo. x12=$5400x4	21,600
Clerk typists (6) 400 mo. x12 =$4800x6	28,800
Fringe Benefits (12%).	42,198.20
TOTAL Personnel	$393,849.86
Educational Materials.	5,000
Consultants.	12,500
Conferences.	500
Travel.	3,840
Office Equipment and Furniture. . . . . (desks (27) - $2700, chairs (27) - $100.00, file cabinets (4) - $300.00, typewriters (15) rental @ $13 mo. -$2,340., adding or calculator rental @ $30 a mo. - $240., safe box - $100.)	5,680
Consumable Supplies.	5,000
Other costs (telephone, insurance, repairs, etc.). . . .	4.000
Accountant Services and Fringe Benefits.	16,800
TOTAL	$447,169.86

UNIT I

BASIC EDUCATION

Objectives:

The Center will serve 150 mono-lingual trainees who represent the most disadvantaged unemployed and underemployed persons of the Inner Mission District who are in need of basic education, training, or retraining for the competitive San Francisco-Bay Area labor and business market.

Operating Responsibility and Community Cooperation:

Responsibility for preparing, implementing, and administering the Basic Education Program will be performed by the Project Director and his staff in conjunction with the Arriba Juntos' staff. Mr. David Sanchez, Jr., a Doctoral Candidate at the University of California at Berkley in Education and Sociology, and Mr. Manuel Frias, M.A. Candidate at San Francisco State College will assist as Education Consultants. The program will include the Roman Catholic Archdiocesan Board of Education, the University of San Francisco, and teachers who are presently staff members of the San Francisco-Bay Area school districts.

Organizations and agencies in the Inner Mission, such as: Mission Consumer Council of BAND, Community Service Organization, Mission District Economic Opportunity Council, Centro Catolico of San Carlos, Centro Social Obrero, Catholic Council for the Spanish-speaking, as well as others have agreed to help "Adelante Juntos" recruit, refer, and screen candidates for the basic education phase of this program. (Attached are letters from the organizations and agencies named attesting to their desire to work with Arriba Juntos in the implementation of this project in the Inner Mission. See Appendix.)

All the training for this program will take place at the Arriba Juntos' Center. Each of the classrooms to be used are furnished with desks, chairs, blackboards, and facilities to enhance the teaching environment. The Center's location, in the heart of the Target Area and near excellent transportation, makes the Center convenient and accessable at any time of the day or evening.

Services:

The Basic Education Program will seek to achieve its objectives by giving emphasis to the following services:

1. Providing basic education services to the point of employability;
2. Referral to skill training programs;
3. Increasing motivation toward employability;
4. Locating suitable employment opportunities for all trainees before the completion of the training period;
5. Counseling on family problems or individual cases related to personal development;
6. Referral for health screening;
7. Follow-up services after job placement;
8. Direction to new career positions;
9. Preparation to take and pass tests required by industry, business, private and public agencies (including city, county, state, and federal civil service).

Course Outline:

Basic Skills in Mathematics

Objective -

Mathematical instruction in the Basic Education Program is based upon several assumptions and facts:

> The numberous skills into which mathematical operations may be categorized represent, not independent skills, but interrelated, interdependent skills.
>
> Acquisition of those skills, for the most part, is progressive, with facility in one skill serving as the stepping stone to the development of facility in yet another skill.
>
> It is generally fruitless to attempt to instruct the student in a given mathematical skill if the pre-requisite stepping-stone skills have not yet been acquired.
>
> Because of the generally progressive nature of mathematical skills development, training in the Basic Education Program should be primarily concerned with accepting the student "where he is" and improving his mathematical facility and accuracy from "stepping stone" to "stepping stone" as rapidly and as far as possible without artificial limitation imposed by vocational objective.

Students entering the program represent a very wide background of mathematical training and current level of achievement, ranging from grade 0 to about grade 12. Most entering students may have had some mathematical training but are "rusty" in certain previously acquired skills, are only partially trained in others, and are wholly ignorant of the remainder of the mathematical skills which they may require for their vocational objectives.

Each new student is given a "mastery test" for the purpose of mutual use by student and instructor in identifying both existing skills and immediate instructional needs.

Math instruction is geared to the individual student's present level of facility with the immediate goal of developing additional facility and accuracy as rapidly as possible, proceeding from skill to skill, with general but not rigid adherence to the statewide curriculum.

Most material is presented on a tutoring or small group basis, with some students working together in a cooperative learning situation while others pursue their own individual program.

In some instances more skilled students directly assist in the instruction of others.

Basic Skills in Reading

Objective -

The non-reader or poor reader thinks there is some magic in reading well. A proof of good reading ability will immediately open all the doors to all the jobs he has ever wanted. The idea these people need repeated with every lesson is the realities of reading: One, we read to get more ideas. Two, with these new ideas and own reasoning we think more clearly. Three, it is for this ability to solve problems better that we are paid.

This realistic long-range goal is no longer glamorous and is really disheartening. The ability to read comes slowly and step by step. Each increase in knowledge reveals so much more the student doesn't know. An awareness of more interesting facts than he knew before, small proofs of his growth in case of reading and his sudden ability to handle reading situations he has run from all his life are all that keep him learning.

Elementary Stage - Functional Reading Skills & Informational Reading

In planning reading experiences for trainees in the elementary classes with some facility with reading skills, an attempt is made to tailor the reading program to the needs of the individual trainee. The instructor in these groups has two functions: the first of helping the trainee to build on the skills which he already has in order to broaden and strengthen this area; and second, to assist him to overcome any incorrect practices which he may have developed. This latter is particularly important in the study of language and speech.

After gathering information about each student through personal interviews, cumulative records, and reading inventories, as well as opportunities for oral reading, and after having observed the student in his likes and dislikes, work habits, his goals, and how he sees himself in class and outside of class, the reading specialist is then ready to design a course of study for the individual trainee to follow.

Basic Skills in Oral and Written Communication

Objective -

The poor reader has certain traits that are to a marked degree different from the other students. They do a lot of talking...often misinformation. They tend to lean on a wife or strong friend who reads for them. Their attention span is short; they give up easily; they are easily distracted from finishing a reading assignment; they like to escape from trying to read. These people seem blind to symbols and signs and do not see notes, road signs or notice bulletin boards.

A group of these students runs the gamut of ability and there must be a constant attempt by the instructor to be sure everyone has some work easy enough or hard enough to learn to keep him interested in the class.

BASIC EDUCATION

S T A F F -

Project Coordinator:
Director of Instruction. $9,000

Responsibility to help direct and carry out project activities, conduct in-service training with teachers, supervise teaching, develop curriculum for classes, provide teaching materials and demonstrate the materials, interview and program student individually and arrange scheduling of all classes, continuously evaluate program and report to community on progress of program.

Minimum Requirements - A.B., teaching experience at least 3 years; ability to read, speak, and write both Spanish and English fluently and effectively; a minimum of 3 years paid experience in teaching; demonstrated ability to plan, organize and direct a program; ability to work effectively and tactfully with persons of varied economic and cultural backgrounds.

Desirable Qualifications - B.A. degree in Education, Sociology, Adult Education, or any of the related social sciences; 5 or more years paid experience in 2 or 3 of the above fields, including the field of education; knowledge of community resources in the community agencies. Ability to exercise outstanding imagination and leadership in stimulating and guiding the staff. Knowledge of individual and group behavior. Must have intimate knowledge of the Mexican-American and other Spanish-speaking sub-cultures.

Job Summary - Responsible for directing and administering all teaching activities for Arriba Juntos' projects.

Job Controls - Responsible to the Arriba Juntos' director and the Policy Steering Committee for Arriba Juntos.

Experience and Background - A demonstrated ability in mobilizing community organization, and in motivating low-income, non-English speaking people to action utilizing social, employment, and education agencies in a total program for target people (hard core, unemployed), speaking effectively in two languages (Spanish and English). A minimum of two years.

Responsible for the Total Educational Program of Arriba Juntos' Project - Including direction of teacher/instructors, recommending education programs, staff, maintaining professionalism of the program, coordinating with students services program and supervising education materials development. This person would be responsible for policy execution, under the direction and supervision of the Project Director. Counselors, teachers, community workers, will report to him on day-to-day operational matters.

Teacher/Instructor. $5,360

Responsibility - To teach basic mathematics, reading, and basic skills in oral and written communication under the direction of the director of instruction.

To attend in-service training conferences, respond to supervision, participate in the development of innovative efforts to gear the curriculum of their classes to the needs of students, interview each student individually in an effort to acquire a healthy relationship with their students which will facilitate their learning experiences.

Minimum Requirements - A.B. degree with some experience in teaching the subjects in the program; speak, read, and write both Spanish and English fluently. Demonstrated ability to work effectively and tactfully with persons of varied economic and cultural backgrounds, and demonstrated involvement in community activities.

Job Summary - Responsible to the director of instruction and the teaching of the three major subjects of the Arriba Juntos' project.

* * *

Project Coordinator/ Director of Instruction.	$ 9,000
Teacher/Instructor (4) . . . . . (8 mos. @ $670 per mo.)	21,440
Fringe Benefits (12%)	3,652
Personnel - Total. . .	$34,092
Educational Materials	5,000
Consultants.	1,000
	$ 40,092

UNIT II

COMMUNITY OUTREACH -- JOB DEVELOPMENT -- REFERRAL -- PLACEMENT

Objectives -

To effectively reach into the total San Francisco-Bay Area communities as well as other parts of California and the country for job development and referral and placement.

In addition to utilizing the developed resources of OBFCA, which has been doing job development in the San Francisco-Bay Area approximately 3 years, it is the intention of this Center to work with existing established public and private agencies, churches, schools, colleges and universities, business, industry and labor, and the Bay Area Management Council. We will be working also with ethnic organizations which have an established history of being able to reach into the ethnic communities of California and other southwest areas (such as the American Indian Center, Manpower Opportunities Project, the East Bay Spanish-speaking Citizens Foundation, the Northern California Fil-Am Council, the Mexican-American Community Service Project, MAPA, CSO, the American G.I. Forum, the Filipino-American Political Association, the Mexican-American Foundation, Project SER, the Mission Consumer Council and other).

RATIONALE FOR THIS PROGRAM

Business, industry, labor, and the existing private and public agencies have taken long strides in doing a better job of reaching into the ethnic communities, especially the Negro community, to recruit and prepare the disadvantaged people for employment and getting these people into the labor market. But the long history of overlooking what we have formerly called the "silent minorities" has not

changed significantly during the 20th Century for the Mexican-American and other Spanish-speaking people to risk the gamble of again being left out. Arriba Juntos has prepared this program to guarantee the total community, the federal agencies funding the Concentrated Employment Program, and our people that the project -- ADELANTE JUNTOS -- will prepare them for the business-labor market, find jobs for them, refer them to the proper public and private agencies as well as industry and labor groups, for placement.

THE PROGRAM

In addition to community outreach, job development referral and placement this section will include the following:

1. Orientation of the San Francisco-Bay Area labor market.
2. How to find a job. (Finding a job is a job.)
3. How to meet the demands of an American urban business-labor market.
4. Labor-management relations.
5. Utilization of the total community resources and existing training and job education programs and facilities.
6. Preparation for employment interviews.
7. Retraining and sharpening of available skills which are needed in the highly competitive San Francisco-Bay Area business and labor market.
8. Knowledge of both public and private educational institutions which prepare people for the world of work.

AVAILABLE RESOURCES

In the City of San Francisco within the Archdiocese of San Francisco there are 154 different units where employment opportunities exist. This broad structure includes: parishes, schools, churches, colleges and universities, hospitals, convents, social services, centers for adults and youths, immigrants, and migrants, homes for orphans, the poor, single people, the aged and senior citizens, cemeteries and many other areas for job opportunities.

There are educational and employment opportunities within the Archdiocese for the unskilled, skilled, white and blue collar workers, professionals, semi-professionals, and near professionals.

As part of the job development program, we have already personally contacted many leaders in business, industry, and labor within the San Francisco-Bay Area.

We have accumulated a list of over 350 employers within this area and will, within the next 6 weeks, invite them to a manpower conference to educate them to the needs of the Latin American community and to the skills already available which can be quickly utilized by interested employees. This conference will have the full backing of numerous organizations, institutions, and agencies already serving the Latin-American community, including the support of the Roman Catholic Archbishop of San Francisco.

JOB DEVELOPMENT

S T A F F -

Project Coordinator:
Manpower Opportunity Specialist. $10,000

Duties and Responsibilities - To administer and direct the Manpower Opportunities program; to develop a list of all of the manpower programs in the San Francisco-Bay Area and to learn in depth what the programs are, requirements for admittance, what type of training each provides, the value of each program and how it does or does not benefit the Adelante Juntos' enrollees; to develop a close working relationship with public and private agencies and their staffs which are involved in manpower development programs; to set-up a screening program which will process applicants with greater assurance of qualifying applicants for training and job slots than heretofore developed; to help process qualified newcomers into civil service jobs; to develop a close working laison with labor and employer groups; to set-up an informational program which will aid Spanish-speaking teachers to learn what they will need to become accredited here so that they can continue in their profession; to set-up a referral program so that clients can be referred to where they can either enter a training program or be placed on a job; and to develop a follow-up program so that continuous contact can be maintained with each enrollee referred to a training program or job slot and to assure that the client is given full opportunity by either the employer, agency or union for upgrading; to develop job training programs for youth which will meet actual labor market needs; and to participate in and develop effective job clinics and new career programs.

Manpower Counsellor. $6,600

Duties and Responsibilities - Intake screening and outreach referral, develop strong ties with the community organizations -- public and private -- within the City, especially those in the Mission District; screen all persons first applying at the Center to determine their needs; advise the clients of the multitude of services available to get him adjusted in his new community; reach out into the depths of the City to help bring in needed volunteers to assist in the operation of the Adelante Juntos program as well as professional services and persons who can directly meet employment needs; work with community organizations in the Mission District to develop an awareness and knowledge of the services rendered by Adelante Juntos. The Manpower Counsellor will also be in charge of the motivation, counseling, labor market orientation and follow-up of the trainees.

Trainees. . . . . $60 per week

During the first three months of this program the trainees will receive an allotment of $60 per week while in basic education, but as a requirement of their enrollment they must continue for another five months without remuneration in the program. It is believed that jobs for the trainees will be found 3 months after they start the project, thus eliminating further subsidization.

Project Coordinator/ Manpower Opportunity Specialist.	$10,000
Manpower Counsellors (2).	13,400
Trainees (150 for 3 mos. @ $60 per week) . .	108,000
Personnel	131,400
Fringe Benefits (12%).	15,768
Personnel-total	147,168
Travel (10¢ X 2,000 miles a year).	2,400
Conferences.	500
Consultants.	1,500
	$151,568

UNIT III

NEW CAREERS

Objectives:

This project will be developed in two phases. The first phase will confine itself to the recruitment and training of 10 social work aides to serve in the social work programs throughout the city.

The second phase of this project will confine itself to the research necessary to develop new careers in medical, educational, and other areas of service for a minimum of 40 semi-professional slots for sub-employed and unemployed people.

New Careers in the Private Sector:

The current emphasis in the development of new career programs is directed to the public secor: hospitals, the city library, state, country, and city administrative agencies where there is undoubtedly a great need for such a program. But, in the main, citizenship requirements will prevent many permanent residents from participating.

Consequently the Adelante Juntos' project seeks to emphasize new careers in the private secotr, not only through the Roman Catholic Church but in private industry and business. Arriba Juntos has already begun discussions with private industry and business on this subject. Furthermore, Archbishop Joseph T. McGucken of San Francisco has stressed continually that the resources of the Archdiocese of San Francisco be made available to the total program of the Arriba Juntos Center so that in addition to the present participation of the two above named agencies the new careers program will ultimately include other departments of the Church.

As a condition of their enrollment into the program, all trainees will be required to improve their education through established educational institutions. Discussions with several educational institutions in San Francisco are now being held by Arriba Juntos to get trainees of this program into their schools so that their upward mobility will not be impeded because of a lack of advanced educational skills. By this requirement, some of these trainees -- if not all -- may someday go beyond the semi-professional field and into the professional ranks.

Compliance with EOA 1965 as amended:

The new career program, as specified in this proposal, is to be established in existing social service institutions. These positions will be newly created with the expectation that they will be permanent and have promotional opportunities.

Whereas the main endeavor is aimed at reaching the hard core Spanish-speaking adults, the services in new careers will be open to all regardless of race, color, nationality, or creed.

It must be pointed out that the title certification and establishment of the exact job classifications will depend on giving the agencies involved the necessary time and consultation to establish these new entry levels of employment.

Other departments of the Archdiocese of San Francisco need a period of from three to six months to explore, research, and evaluate the development of new career positions. Specialists in medical and hospital programs must also be given the necessary time and assistance to define new career slots as well as to prepare for training programs after placement.

The research and evaluation team, led by Mr. Jack Curtis, Ph.D., Director of the Urban Life Institute of the University of San Francisco, will assist in the development of what new career positions can be created within the Roman Catholic

Board of Education as well as other major departments of the Roman Catholic Archdiocese of San Francisco.

Dr. Curtis, who has served on an advisory committee to Mr. Joe Arrington, formerly on Mayor Jack F. Shelley's staff, worked on the first new careers concept developed for the Concentrated Employment Program. Dr. Curtis has been working with a private hospital on this subject.

It must be emphasized that Arriba Juntos' new career program will attempt to involve all of the private sector as well as several institutions with the Roman Catholic Archdiocese of San Francisco.

New careers in the social service field as aides would be the first phase of this unit to be launched. This project will recruit 10 sub-employed or unemployed persons from the poverty sector for training and employment as subprofessionals in social service.

TRAINING

3 Months - Basic Instruction

3 Months - Field Work with Instruction

6 Months - Field Placement under Supervision

TRAINING PROGRAM

Basic Instruction

First Month: Knowledge of dynamics of human relationships -
how to respond to individuals
dynamics of a group
how to conduct themselves in large meetings and assemblies (parliamentary procedure, etc.)

Second Month: History of Social Welfare systems and programs.
Study of Social Welfare legislation.
Keeping of statistical information.
Value of statistical reports concerning the community and relate these reports to their work.
Description of different agencies and institutions (public and private).
Eligibility requirements for referral to them.

Third Month: Kept aware of developing projects and developing resources on a continual basis.
Trained in the principles of community organization.
Study of forces within the neighborhood and the community.
Some understanding of method of studying and observing specific needs in the neighborhood and the community.
Analysis of lack of resources to meet specific needs and proposals as to how to solve these difficulties.
(Note: The Urban Life Institute at the University of San Francisco would direct the study of community.)

Second 3 Months:
Field Work and Instruction (3 days in the field - 2 days of instruction)

Field Work -
Tours of existing agencies and institutions within the city. Meet with key people for orientation session of their intake process.

Attend various meetings of city agencies where purpose and functioning would be explained in detail.

TRAINING PROGRAM (Cont'd.)

Placed outside the agency in different sections where they become identified within the area as outreach workers of Catholic Social Service.

Relate to the people and groups in an effort to be of service to them in coping with their needs. Under supervision they will differentiate between problems that their agency is structured to service and those that must be referred to other institutions.

They will be motivated to agressively seek out help and resources for their clients (would include accompanying the client to the institution or agency involved to insure their needs being met).

Work with children in schools and their families. Laison between home and school and concerned with educational, emotional, as well as physical development of the children in their client families.

Instruction -
Review of how they handled individual persons and needs.

What success they had in obtaining helpful resources for their clients.

How they approached the people.

How they managed to use the agencies for the benefit of the client.

Examine effectiveness of their encounter with agencies and institutions.

During this time the trainees will work in small groups to study and work out projects that would answer some of the gaps in services that they meet in their work.

Study and know neighborhood organizations and groups that they encounter in their work.

Last Six Months:
Field Placement under Supervision

Field work the total time but with supervision. The year will demonstrate the effectiveness of their instruction.

Should be a period of adjustment and flexibility to allow the agency to structure this new career type person into their staff.

After full-time employment, up-grading will be possible as Chiefs or Supervisors of Social Work Aids.

Project Coordinator:
New Careers Program. $10,000

Responsibility - to help direct and carry out project activities; conduct in-service training with trainee supervisors; supervise training of trainees; maintrain a program of counseling and motivation; assure that trainees are maintaining their educational requirements; work with other organizations and individuals involved in the development of new careers, i.e., the New Careers Organization (formerly known as the New Careers Planning Committee), Mr. Doug Grant, Mr. Masato Anaba, coordinator for the State Public Health Department's New Careers Program, the Concentrated Employment Program New Careers, etc.; and help in the outreach for new careers slots in both the private and public sector; and work with the manpower component of this project as well as existing public and private agencies such as the Bay Area Urban League, California State Employment Service, the Bay Area Management Council, etc.

Education Requirements - A.B., preferably a Masters, in the Social Sciences, i.e., Economics, Sociology, Education, Personnel, etc.; and some administrative experience; some history of having worked with public or private agencies in this field or related fields, especially in economic opportunity programs.

Job Summary - Responsible for directing and administering all new careers activities and job development in this area.

Job Controls - Responsible to the Arriba Juntos' director and the Policy Steering Committee of Arriba Juntos.

Experience and Background - A demonstrated ability in mobilizing community organizations and in motivating low income, non-English speaking people to action -- utilizing social, employment, and education agencies in a total program for target people (hard core, unemployed), speaking effectively in two languages (Spanish and English), with at least two years' experience in social work, job development, personnel, community organizations, etc.

Training Supervisors. $8,400

Responsibility - to work with the new career trainees; to be the link between the trainees and the project coordinator; have had some solid work and job hunting experience to counsel the trainees on the labor market; to attend meetings concerned with new careers; to develop a close working relationship with the staff and members of the other components of this program so that a better job with the trainees can be done; to be directly responsible to the project coordinator; to develop a close working relationship with other programs, agencies, and individuals concerned with new careers; work closely with the manpower component of this project as well as other manpower programs in the City operated by such agencies as the Bay Area Urban League, Family Service Center, the San Francisco Chamber of Commerce, California State Employment Service, the Bay Area Management Council, etc.

Minimum Education - High school graduate, either in this country or some foreign country, an A.B. degree would be preferable. The supervisors, if they don't have a degree, must agree to attend one of the colleges in the city at night and work towards their degree.

Job Summary - Responsible for over-seeing the training and advancement of the trainees.

Job Controls - Responsible to the Project Coordinator and the Director of Arriba Juntos.

* * * *

Project Coordinator/ New Careers Program.	$10,000.00
Supervisor (3 @ $700 per mo.).	25,200.00
Research Coordinator ($345.83 per mo./2 mos.)	691.66
Assistant Research Coordinator ($160.00 per mo./2 mos.)	320.00
Secretary ($200.00 per mo./2 mos.).	400.00
Trainees (10 @ $350.00 per mo.).	42,000.00
	78,611.66
Fringe Benefits (12%).	9,433.39
Personnel - TOTAL	$88,045.05
Travel (1 Coordinator and 3 Supervisors: 300 mi. mo. x 10¢ a mile)	1,440.00
	$89,485.05

UNIT IV

MOTIVATION, COUNSELING, FOLLOW-UP, AND SUPPORTIVE SERVICES

Objectives -

Of all the cities in the United States where there is a substantial community of Spanish-speaking residents, San Francisco's Latin American area represents a unique situation for there are large numbers of immigrants and descendants from all of the Latin American countries living in the Mission District.

For instance, San Francisco is not like New York where the Puerto Ricans outnumber other Latin Americans by the thousands; or like Miami where the Cubans are the largest by thousands; or Los Angeles, San Jose, Oakland, San Antonio, Texas, where the Mexican and Mexican Americans are the predominant Spanish-speaking by thousands. There are an estimated 80,000 Latin Americans living in San Francisco with more than one-half in the Mission District. The Central Americans from Nicaragua and El Salvador number the largest, Mexican and Mexican-American about third largest; but there are also significant numbers of Puerto Ricans, Costa Ricans, Peruvians, Chileans, etc.

Strange as it may seem to the unaware, there are distinct cultural differences among the Latin Americans in food, dialect, customs, etc., as well as geographical disputes between their respective nations which are significant. If one does not understand or know about these cultural and geographical distinctions and differences it would be difficult for one to work with this varied Latin American community in an effort to teach and learn from them, to motivate and counsel them.

There are some similarities. Most of the Latin Americans are Roman Catholics and there is a common language: Spanish. With the exception of Brazil, all the

other Latin Americans can look back to Spain and the Spanish explorers of the New World as their heritage.

Arriba Juntos' staff has the necessary knowledge and awareness of the cultural distinction and geographical differences of Latin America to be able to implement programs which will motivate and help the Spanish-speaking and Spanish-surnamed people of San Francisco to become responsible citizens and contributors toward a better community. It is this knowledge which is not available in most of the other established private and public non-profit organizations in the City (with the exception of the Mission Consumer Council of BAND, the Mission Language Center, the Catholic Council for the Spanish-speaking, and other similar Latin American oriented groups) that has led Arriba Juntos to present this proposal. (The aforementioned organizations of the Mission District are all supporters and cooperating in the Arriba Juntos' Program.

SUPPORTIVE SERVICES:

It is the unique service of the Arriba Juntos Center to be able to offer the applicant educational and counseling resources for the entire family. Supportive services of Arriba Juntos present various programs which reach into the total family (from pre-school child to adult). These services present new opportunities to the immigrant, migrant, and also the present residents of the area.

One part of this program operates as a clearing house for educational opportunities and reaches into different educational programs and schools for tutors, scholarships, etc. for vocational and professional preparation.

Another integral part of the supportive services is to orient the newcomers (and present residents who still may be unaware of what is happening) to learn about

and become a participating agent in organized labor, business, and government -- city, county, state, and federal -- so that he may appreciate the important role each plays in a democratic free-economy society such as ours. Also proposed are immigration and education programs preparatory to citizenship training such as civic participation, voting, social action, etc.

Furthermore, each enrollee in the Arriba Juntos - Concentrated Employment Program would learn about such programs as business-economic development, civil service requirements, apprenticeship and what preparation is necessary for participation in an apprenticeship program -- a subject not now taught in local schools.

In September of 1967 a day care center will be inaugurated by Arriba Juntos in conjunction with the Roman Catholic Archdiocesan Board of Education. Children accepted for this program will be from families actually or potentially recipients of AFDC grants from Public Assistance. A high priority qualification for entrance into this program will be children of those parents who are involved in the employment and job training programs of Arriba Juntos. Fathers and, if it be a one-parent family, mothers of these children will attend classes in basic education and job training. A parents' group will be formed which will meet regularly with a staff member who will coordinate the various Arriba Juntos' programs in such a way that each family will benefit from the total project.

For example: children of pre-school age will be involved in the day care program. Remedial tutorial services, as well as recreational opportunities, will eventually be made available to children of school age. Teen-agers in the family will be directed to the work-study counseling program of Horizons Unlimited, an Arriba Juntos' project. The adults in the family will benefit from the educational facilities and employment opportunities as well as counseling services made available to individuals and groups of parents.

Another feasible project to be housed at the Arriba Juntos' Center is currently being planned by the Department of Criminology of the University of California at Berkley and the State Department of Education. This project aims at making use of Spanish-speaking people who were certified teachers in their country of origin for a research project which would last one year, during the course of which stipends ($2,700 per person) would be paid and the opportunity to achieve and acquire certification as a teacher in the State of California would be provided to each participant.

MOTIVATION:

The purpose of this phase of instruction is to psychologically prepare trainees for eventual vocational training and/or employment, and to develop attitudes which will assist them to stay on the job and in the world of work. The methodology by which these changes in the trainees' attitude are sought is total involvement in the society in which they live through: field trips, groups discussions, interviews with successful workers, sessions with management, group inter-action, and agency orientation. Course content in this instructional area can be clustered around the following central themes:

A. Better understanding of inter-personal relationships
B. Responsibility on the job
C. Awareness of problems of American employers and self
D. Searching for work
E. Self-confidence on the job
F. Skills to be developed in motivational area: expressing oneself; feeling of dignity and work; following instructions; importance of understanding job skills necessary, complexities of total operation, personal hygiene, laws applying to the individual in the world of work, the role and responsibility of management and labor, etc.

FOLLOW-UP AND COUNSELING SERVICES:

The Arriba Juntos' staff is geared to work with the Latin American community of San Francisco and the Mission District. The staff has had considerable experience working with the Spanish-speaking people here, in New York, Mexico, Central and South America, as well as California and other southwestern states.

Because of the staff's previous involvement in the problems of the Spanish-speaking and other people in the Mission District and San Francisco, it has not been difficult for Arriba Juntos to develop a significant corps of volunteers. Many of these volunteers are professional people either from this country or some Latin American country, and many are laborers who have a long history of participation in community organizations including those working in the Mission District. These volunteers have backgrounds in education, sociology, business, community organizations, politics, etc.

Arriba Juntos has developed working relations with the Catholic Social Service to employ their professional counselors to work with the adults and youth who will be participating in the Adelante Juntos' project.

Similar working relationships have been developed with the Mission Consumer Council of BAND, which during the past two years has done a tremendous job in consumer education and organizational work in the Mission District, and with Horizons Unlimited which has had more than a creditable performance working with high school dropouts and potential dropouts and developing leadership programs for youth in the Mission District.

We will also have close working relationships with other public and private agencies such as the public schools, the Bay Area Urban League, The Chamber of Commerce, the Mission Council on Redevelopment, the Mission Neighborhood Centers, the

California State Employment Service, the Family Service Agency, the San Francisco EOC, the Mission District EOC, the Central Labor Council and its unions, the Mission Street Merchants Association, the State Fair Employment Practice Commission, the U. S. Department of Labor, the State Industrial Relations Department, the State Division of Apprenticeship Standards, the University of San Francisco, the University of California, San Francisco State College, the Human Rights Commission, and others.

Wherever necessary we will reach into the total community for supportive services with the intent of complete city-county involvement in this project, as well as to commit our own developed resources.

STAFF

Project Coordinator:
Motivation, Counseling, Follow-up & Supportive Svcs. $10,000

Responsibility - to help direct and carry out the project; develop materials for this component of the program; supervise the in-service training of the staff; be responsible to the director of Arriba Juntos; develop programs for the community counselors and follow-up process; develop close working relationships with other community organizations -- public and private agencies in the Mission District as well as the total city -- and integrate this component into the projects of Adelante Juntos.

Minimum Requirements - M.S.W. or M.A. with at least two years' experience in counseling, teaching, and administration; speak, read, and write both Spanish and English fluently and effectively; demonstrated ability to plan, organize, and direct a program of this type; community organization experience; working experience and involvement with Latin American organizations; must have good knowledge of the Mexican-American and other Latin American sub-cultures.

Job Summary - Responsible for directing and administering all activities of this project.

Job Controls - Responsible to the Arriba Juntos' Director and the Policy Steering Committee.

Counselor. $9,000

Responsibility - reports to the project director; to counsel trainees; to set-up home visits; to counsel, if necessary, the family of the trainee; to prepare the trainee to successfully and smoothly make the transition from Latin American urban, migrant, or American migrant life to the rapid American urban life; to prepare the trainee for the world of work; to orient well the trainee into the total public services of the Mission District and the community and how to utilize these services as well as private facilities; to prepare the trainee for total involvement as a citizen if trainee wants to become a citizen; to be active within the community; to prepare the trainee to become a worthy participant in the betterment of his/her community; to participate in the activities of the Mission District organizations and agencies.

Minimum Requirement - A.B., preferably an M.A. or M.S.W. in the social sciences, education, community organization, etc.; at lease two years' experience in counseling, teaching, community organization, personnel or manpower programs; to speak, read, and write both Spanish and English fluently and effectively; demonstrated ability to help plan, organize, and direct a counseling and motivation program of this type; working or volunteer experience with Mexican-American and other Latin American groups; good knowledge of the Mexican-American and other Latin American cultures.

Job Summary - Responsible for counseling and motivating trainees, preparing trainees to become effective contributors to the improvement of their community.

Job Control - Responsible to the project director.

Community Relations/Follow-up Specialists. $7,200

Responsibility - to follow the progress of the trainees; to make visits to the trainees' homes so that they can know his/her family and be able to counsel them in relations affecting their progress in the program; to follow the progress of the person(s) after being placed on the job so that the project's services can continue to be made available to them in case of need; to get acquainted with the trainees' employers after placement and to make his/her services available if needed should a problem(s) arise that may be affecting the work of the employee; to guide the orientation of the trainee in becoming better adapted to an urban area and the pressures within; to make the trainee aware of the multiplicity of public and private services to help the urban resident in education, economics, social, and urban living; to ascertain that the trainee once placed in a job takes advantage of upward mobility;to continue his/her involvement in Mission District organizations as well as becoming acquainted with the activities of other public and private agencies in the City.

Minimum Requirement - Some high school, preferably a high school diploma or a GED; if not a high school graduate or GED, an adult who has had sufficient experience

working in the community and who has demonstrated leadership qualities as well as been active in Mission District organizations or as an individual worked in neighborhood groups to improve the community; must have a history of significant and positive district/community involvement, especially with Latin American groups.

Job Summary - Responsible for working with trainees as follow-up persons and in community relations in the Mission District as well as the City.

Job Control - Responsible to the community counselors and the project director.

* * * *

Project Coordinator/ Motivation, Counseling, Follow-up and Supportive Services.	$10,000
Counselor (2 @ $9,000).	18,000
Community Relations/Follow-up (4 @ $600 mo.) .	28,800
	56,800
Fringe Benefits (12%)	6,816
Personnel - TOTAL.	$63,616
Travel (350 mi. per wk. @ 10¢ per mi.).	1,920
Consultants (Catholic Social Service, Mission Consumer Council, Schools, etc.).	10,000
	$75,536

A P P E N D I X

a. Tax Exempt Form.

b. Very Rev. Msgr. James B. Flynn, General Director, Catholic Charities of the Archdiocese of San Francisco.

c. Father Pierre DuMaine, Assistant Superintendent of Catholic Schools, Department of Education, Archdiocese of San Francisco.

d. Mrs. Joseph McCarthy, Director, Education Progress Center, Archdiocese of San Francisco.

e. Roger Hernandez, Executive Secretary, Catholic Council for Spanish Speaking.

f. Jack H. Curtis, Director, Urban Life Institute, University of San Francisco.

g. Juan J. Gonzalez, Director, BAND - Bay Area Neighborhood Development.

h. Raymond R. Acosta, Chairman, Economic Opportunity Council.

COPY

U. S. TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE
District Director
P. O. Box 36040
San Francisco, California 94102

In Reply Refer To:
A:ii:EO:TMV:7307 - Form L-178
SF-EO-67-297 Code 414

Purpose - Educational - Charitable
Address inquiries & file returns with District Director of Internal Revenue - San Francisco

For 990-A required/Accounting Period Ending
X Yes No April 30

Organization for Business Education and Community Advancement (O.B.E.C.A.)
2277 Mission Street
San Francisco, California 94110

Gentlemen:

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character or purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code, in which event you are required to file Form 990-T. Our determination as to your liability for filing the annual information return, Form 990-A is set forth above. That return, if required, must be filed on or before the 15th day of the fifth month after the close of your annual accounting period indicated.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to this office, as should any questions concerning excise, employment or other Federal taxes. This is a determination letter.

/s/Joseph M. Cullen
District Director

COPY

CATHOLIC CHARITIES
of the Archdiocese of San Francisco
1825 Mission Street - San Francisco, California 94103 - 863-3200

June 23, 1967

TO WHOM IT MAY CONCERN:

This is to inform you that Catholic Charities of the Archdiocese of San Francisco and Catholic Social Service of the City and County of San Francisco fully endorse and support all projects undertaken by Arriba Juntos. We are fully aware of the intent and purpose of this organization's efforts to serve the Latin American community in San Francisco, and have great hope that these projects will contribute to the well-being of the total Latin American community.

/s/ James B. Flynn
Very Reverend Msgr. James B. Flynn
General Director

JBG;mc

Most Reverend Joseph T. McGucken, S.T.D.
Archbishop of San Francisco
President

Rt.Rev.Msgr. James M. Murray, M.S.W.
Secretary

Very Rev. Msgr. Timothy O'Brien, MSW
Assistant Director

Very Rev. Msgr. James B. Flynn, A.C.S.W.
General Director

Rev. John F. McCarthy, MSW
Assistant Director

- -

EDUCATION PROGRESS CENTER
Archdiocese of San Francisco
390 Church Street
San Francisco, California 94114
552-0406

Rev. Bernard A. Cummins
Superintendent of Schools

Mrs. Joseph McCarthy
Director

June 23, 1967

Mr. Leandro Soto
Arriba Juntos
1249 Alabama Street
San Francisco, California 94110

Dear Mr. Soto:

Congratulations on your launching of ARRIBA JUNTOS !

The Education Progress Center is well aware of your well designed program for complete family involvement. We fully endorse your program and want you to know that

we are willing to cooperate at all times, especially in the field of education.

Sincerely yours,

/s/ Catherine A. McCarthy

Mrs. Joseph McCarthy, Director

COPY

DEPARTMENT OF EDUCATION
ARCHDIOCESE OF SAN FRANCISCO
443 Church Street
San Francisco, California 94114

Telephone: 863-5112
Area Code 415

June 23, 1967

Mr. Leandro P. Soto
AN IBA JUNTOS
1249 Alabama Street
San Francisco, California

Dear Mr. Soto:

I have received information concerning the proposed program for the Mission District to be sponsored and administered by ANIBA JUNTOS.

The Department of Education and the Education Progress Center, which has been our principal coordinating agents for poverty programs in San Francisco, are both extremely interested in the program and willing to assist in the planning and administration of the educational components of the project. While we are not presently staffed to handle the fully implemented program, we can assure you of all necessary assistance to plan, staff, and supervise the possible education programs which we have already discussed.

With many thanks for your invitation to participate in this project and with best wishes for the approval and success of the program, I am

Sincerely,

/s/ Pierre DuMaine/am
Father Pierre DuMaine
Assistant Superintendent
of Catholic Schools

PDM:am

cc: Father John F. McCarthy
Father Bernard A. Cummins
Mrs. Catherine McCarthy

COPY

CATHOLIC COUNCIL FOR SPANISH SPEAKING
CONCILIO CATOLICO LATINO-AMERICANO
2915 - 24th Street
San Francisco, California 94110
Phone 282-3248

June 23, 1967

To Whom It May Concern:

The members of the Catholic Council for the Spanish-speaking, by unanimous decision, support and work with the Arriba Juntos' projects, because this is a dream come true in our community for the needs of the Spanish-speaking people of San Francisco.

Our Council is sure that the Concentrated Employment Program - Adelante Juntos will help the Spanish-speaking people of San Francisco to put them one more step ahead on the economic level in our city.

In this way, the Spanish-speaking people will be able to participate more actively in trying to resolve part of their problems that this city is confronting.

Together, in using our culture and traditions, we raise our voices and proclaim: "Viva Arriba Juntos!"

/s/ Roger Hernandez
Roger Hernandez
Executive Secretary

RH:gl

NON-PROFIT ORGANIZATION

URBAN LIFE INSTITUTE
UNIVERSITY OF SAN FRANCISCO
San Francisco, California 94117

June 22, 1967

Mr. Leandro P. Soto, Director
Arriba Juntos
1248 Alabama Street
San Francisco, California

Dear Mr. Soto:

After conferring with you and others I am pleased to say that I am very enthusiastic about the whole Arriba Juntos program.

The Concentrated Employment Program looks extremely promising. The Urban Life Institute will participate in the orientation program and in research and evaluation of the Concentrated Employment Program - Adelante Juntos.

Our facilities and professional resources will be solidly involved in this and other Arriba Juntos' programs.

Sincerely yours,

/s/ Jack H. Curtis
Jack H. Curtis
Director

JHC:jeh

COPY

BAND
BAY AREA NEIGHBORHOOD DEVELOPMENT
A Non-profit Organization
Mission District Concumer Service Center
Juan Gonzalez, Area Director
2707 Folsom Street
San Francisco, California 94110
Telephone: 282-6724

June 23, 1967

Mr. Leandro Soto, Director
ARRIBA JUNTOS
1249 Alabama Street
San Francisco, California

Dear Mr. Soto:

It is indeed a great pleasure to congratulate you for the successful beginning of "Arriba Juntos". I wish to express at the same time our sincere support of your Project.

We also want to put forth our support for the Concentrated Employment Program that you are suggesting to the Federal Government. We know that this program will supply jobs and training for the men in the Mission District.

Sincerely yours,
/s/ Juan J. Gonzalez
Juan J. Gonzalez
Director

JJG/jc.

...dedicated to consumer education and organization

COPY

ECONOMIC OPPORTUNITY COUNCIL
507 Polk Street - Room 201
San Francisco, California 94102
Telephone 558-5011

MISSION AREA COMMUNITY ACTION BOARD
828 Valencia Street, Phone 282-8505
San Francisco, California 94110

June 14, 1967

Mr. Lee Soto, Director
Arriba Juntos' Project
2277 Mission Street
San Francisco, California

Dear Mr. Soto:

The Mission Area Community Action Board desires to express its appreciation for your excellent presentation before the Executive Committee of this Board and also to wish you every success with your program Arriba Juntos.

It is most encouraging to see the genuine interest and concern about the indigent members of our community. MACAB also anticipates working in close conjunction with you so that ultimately our common goals and objectives may be met for indeed we do share the same philosophy.

If at anytime we can be of assistance, please do not hesitate to notify our Director or this Board.

Best wishes to you.

Sincerely,

/s/Raymond R. Acosta
Raymond R. Acosta
Chairman

RRA/mh

cc: Father John McCarthy
Chairman - Steering Committee
Arriba Juntos

—S.F. DIST. MISSION. GAS STATIONS —

SAN FRANCISCO DISTRICTS

MISSION. GAS STATIONS

Technical Assistance Report #2-1

Gas Stations in the Mission District

December 31, 1971

Judith Lynch Waldhorn

STANFORD UNIVERSITY
STANFORD, CALIFORNIA 94305

COMMUNITY DEVELOPMENT STUDY

334 SALVATIERRA
321-2300 Ext. 4336

December 31, 1971

MEMO : Herman Gonzalez

FROM : Stanford Community Development Study

SUBJECT: Research on Gas Stations in the Mission District

I. Current Distribution and Status of Gas Stations in the Mission

A. Numbers: According to information provided by the Department of City Planning, there are 42 gas stations in the MCO boundaries and 33 within the Mission Model Neighborhood.

B. Distribution: The location of those stations is indicated on the attached maps A and B. To simplify visual verification of this information, the location of each station is also indicated on lists A and B.

C. Status: About three-quarters of the 42 stations are "permanent", allowed by present zoning. It is likely that only economic pressures would force these 31 stations out of business; either the owner-manager might lose too much money, or the owner of the property might replace the station with a more lucrative business. The remaining 11 stations, indicated on Map and List B, are operating under Nonconforming Use (NCU) permits. An NCU permit is granted for a fixed period of time, to existing land-uses which would otherwise be forbidden. When the zoning code was

passed in San Francisco, gas stations were forbidden in most residential areas. However, those already operating were granted NCU permits, which are scheduled to be phased out between 1980 and 1990. Therefore it is likely that these 11 stations will eventually be eliminated.

D. Trends: The number of gas stations in San Francisco, and in the Mission, has decreased in the last decade, even though both traffic and automobile ownership have increased. Between 1964 and 1970, the number of stations in the city dropped 14 percent, from 563 to 485. In the Mission, about 25 stations have been abandoned or replaced with other uses since 1961.

The decrease in stations was caused by several factors:

1. Owner-operated stations tended to close entirely, because oil companies usually give preference in location, equipment and customer-attracting gimmicks to franchised and company-operated stations.

2. Smaller stations were consolidated into larger ones.

3. Stations which also made major repairs have been phased out in favor of those who made only minor ones. This trend was explained by an oil company representative: customer dissatisfaction with major repairs is so great that major oil companies do not want to risk losing customers.

4. Failing stations on high-priced land were usually abandoned entirely and replaced by other land-uses.

E. Revenue: No available data indicates how much revenue is made at individual stations in the Mission or whether certain stations are over or under-utilized. If MCO feels that information is important, Stanford might design a mail questionnaire for service station managers, to determine both cash-flow and gallonage pumped.

II. Economics of Gas Stations

A. Standards: One gas station for every 1000 persons is a "textbook" planning criterion for determining the number of gas stations which could be economically feasible in a community. However, trends in San Francisco indicate that the criterion is not valid for a relatively dense urban area such as the Mission.

A recent study in Santa Clara County, which has more cars than San Francisco, showed that community could barely support one gas station for every 1500 people. San Francisco, with fewer cars, higher land values and better public transportation, definitely cannot support that ratio of stations to population. The Mission now has approximately one station for every 2500 people, a ratio that seems too low, for both economic and esthetic reasons.

B. Volume and Profit: The objective of a station is high volume; the station must pump a certain gallonage per month just to break even. The major companies want their stations to pump at least 50,000 gallons every month. However, only about half achieve that level.

In general, the owner-manager of a one-man (plus some part-time help) station must pump about 30,000 gallons per month for a gross personal income of about $9900, which is below median level in the Bay Area.

C. Expansion of Activities: To increase gallonage, station operators have resorted to one or both of two techniques.

1. Gimmicks: These customer "come-ons" range from games to 10-X trading stamps to free cereal bowls. Surveys have shown these gimmicks may create a temporary surge in gallonage, but that any new customers attracted by gimmicks usually revert to their original gas buying habits. Apparently where a person buys gas is determined largely by what credit cards he has. Given a choice between paying cash at an attractive station and using credit at a mediocre one, the consumer usually uses his card, unless his wife has to use the ladies room.

2. Parking or car washes: If a station has or can get enough space, the operator will often get extra revenue by providing public parking or by installing some kind of car wash equipment, either automatic or manual. These more permanent options are not usually available to a station on a small site or to one with too small a profit margin to allow for investment in equipment or personnel.

III. Current Controls

A. Zoning: No new gas stations can be built in a residential area. Existing ones usually received NCU permits, as explained above. Gas stations are allowed, with certain restrictions on permitted activities, in most "C"-zoned, or commercial, areas, and in all industrial districts. However, within these zones where stations are allowed, no restrictions are made about the number of stations in a particular area.

Although zoning is important, economics, the location of competitors and traffic patterns seem to be major determinants in both the continuation of existing stations and the placement of new ones.

B. Aesthetics: The City Planning (Zoning) Code regulates some aesthetic elements of gas stations.

1. Signs: In general, only two oil company signs of 180 square feet each are allowed. In practice, actual signs installed by oil companies in San Francisco are about half that size.

Stations operating with NCU permits have more stringent sign restrictions: free-standing signs cannot be higher than 24 feet. Illuminated signs must be turned off after business hours. Other restrictions are outlined in Article 6, Section 601-609.9 of the Planning Code. The Planning Department, which is responsible for enforcing these sign regulations, has already implemented provisions against certain miscellaneous signs at NCU stations.

2. Screening: The Planning Code requires that any off-street parking provided at a gas station be appropriately screened from the street and from adjacent or facing property in a residential district.

C. Safety: The Building and Fire Codes regulate safety features of gas stations, such as storage of flammable materials and type of construction.

D. Right-of-Way Work: The Public Works Code regulates the location and design of station driveways and placement of street trees.

III. Recommended Future Development Standards

The designs, locations and activities of gas stations are in constant flux in San Francisco. Because this field is so highly competitive, oil companies are continually evaluating the performance of their stations.

The Urban Design Plan, recently adopted by the City Planning Commission, and the Improvement Plan for Transportation, now under study, both may affect future gas station design and location. The Urban Design Plan sets forth general recommendations for landscaping, structural design and placement and signing. The Transportation Plan, which has not yet been adopted by the Planning Commission, is important to gas station development, because it designates certain streets as "major thoroughfares," where new gas stations may be located, and others as "transit preferential," where no new stations may be located.

Because the question of gas station development is so timely, the Planning Department staff has prepared a report suggesting new regulations. Because the Report is still in draft form, it is not yet available to the public. However, discussions with staff provided the following development guidelines, which will tentatively be included in the Report to the Planning Commission.

A. Location

1. Service stations shall be located only on those streets designated as major or secondary thoroughfares by the Improvement Plan for Transportation, except those which are also classified as transit preferential streets.

2. Stations shall not be located on transit preferential streets.

3. Service stations shall not be located in neighborhood convenience shopping centers, nor in the downtown office and retail districts.

4. In larger district or community shopping areas, service stations shall be located only at the edge of the district, and only where there is good access to a major thoroughfare.

5. The minimum allowed distance between service stations shall be 1,000 feet, approximately two blocks.

6. No more than two service stations will be allowed at any given intersection.

7. All service stations should be made a conditional use, to strengthen existing controls and to enable the implementation of additional standards of design, activities and placement.

B. Design

1. The maximum allowable site area for a service station which primarily serves automobiles will be 12,500 square feet. (That area equals about four or five average lots in San Francisco. Most existing stations are smaller, in fact.)

2. The maximum allowable site area for a service station which primarily serves trucks will be one acre.

3. Where dictated by urban design considerations, the station structure shall be located at the intersection corner of the site.

4. Service Station buildings must be urban in style and compatible with the scale and design of the immediate surroundings.

5. A free-standing oil company sign shall not be placed at the intersection corner of the site.

6. No more than two oil company signs will be allowed, subject to the following standards:

maximum area: 100 square feet

maximum height above roof, if attached: 5 feet

maximum height, if free-standing: 24 feet in all C districts.

7. Floodlighting shall be so designed that all direct rays from light sources shine only within the station site.

8. Any portion of a service station used for parking shall be screened with a solid fence or a compact evergreen hedge, not less than 4 feet high, in the following situations:

-- to be screened from adjoining or facing property in any residential district,

-- to be screened from every street (except in industrial districts).

9. A raised curb or landscaped strip, at least 6 inches high, shall be installed along the property lines adjacent to the street.

10. Adequate provision must be made for safe and convenient bus stops next to service stations, where appropriate.

IV. Action Recommendations for MCO

A. Review the standards suggested above and make additions or changes if necessary. Attachment C outlines suggestions for implementation, including both changes to be made in the Planning Code and those to be carried out administratively.

B. Since the designations of street status are an important part of these recommendations, MCO should reiterate its objections to some of the Transportation Plan suggestions for one-way streets in the Mission.

C. MCO should meet with Allan Jacobs and R. Spencer Steele, the Zoning Administrator, to discuss:

1. Making changes in the Improvement Plan for Transportation.
2. Making the changes suggested in the Planning Code to control gas station design and location.
3. Affirming that NCU stations in the Mission will not become permanent without consent of MCO.
4. Automatically consulting MCO before a staff report is made about any conditional use, rezoning or NCU permit involving the placement, expansion or rebuilding of any service station in the Mission District.

ATTACHMENTS

Attachment A: Map A - Permanent Gas Stations

Attachment B: Map B - Gas Stations with Non conforming Use Permits

Attachment C: Implementing Suggested Service Station Development Standards.

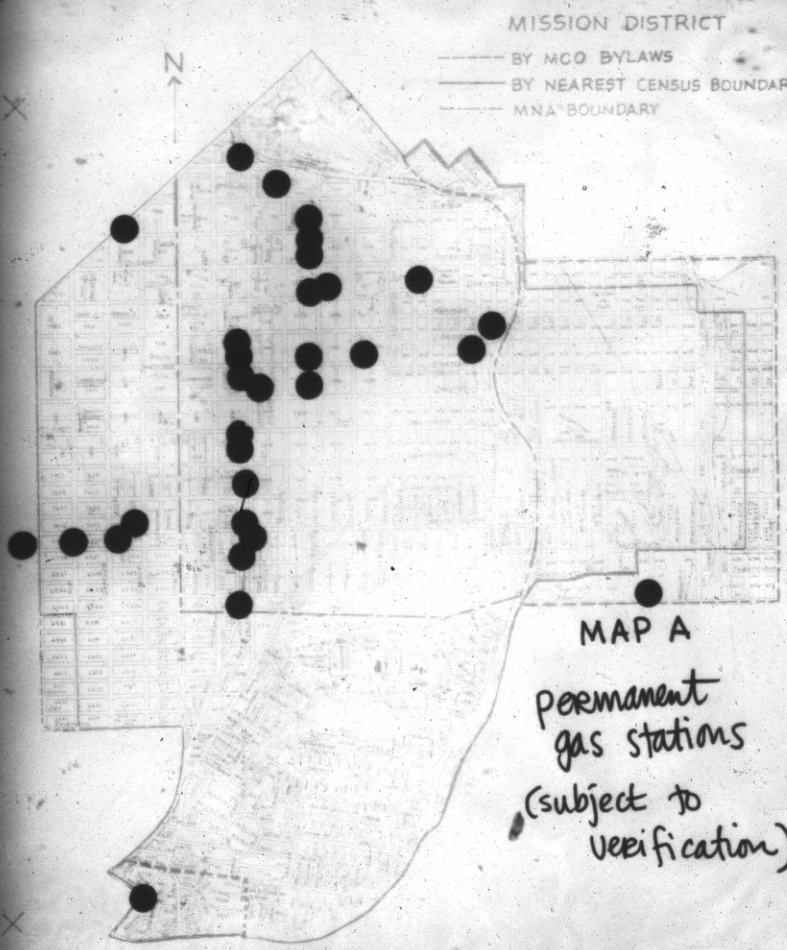
Attachment A

Permanent Gas Stations

1. 15th and Market - SE Corner
2. Duboce and Valencia - NW Corner
3. 14th and Mission - NW Corner
4. 15th and S. Van Ness - NW Corner
5. 15th and S. Van Ness - SW Corner
6. 16th and S. Van Ness - NW Corner
7. 17th and S. Van Ness - SW corner
8. 17th and S. Van Ness - NE Corner
9. 17th and Bryant - NW Corner
10. 18th and Valencia - SW Corner
11. Mariposa and Potrero - SE Corner
12. 19th and Valencia - NW Corner
13. 19th and Valencia - SW Corner
14. 19th and S. Van Ness - NW Corner
15. 19th and Folsom - NE Corner
16. 18th and Potrero - SW Corner
17. 20th and Valencia - NE Corner
18. 20th and S. Van Ness - NW Corner
19. 21st and Valencia - SW Corner
20. Mill Street and Valencia - SW Corner
21. 23rd and San Jose - NE Corner
22. 24th and Diamond - SE Corner
23. Noe and 24th - NE Corner
24. Vicksburg and 24th - SW Corner
25. 24th and Church - NW Corner
26. 24th and Valencia - NW Corner
27. 24th and Valencia - SE Corner
28. 25th and Valencia - NW Corner
29. Army and Valencia - NW Corner
30. Army and Connecticut - NE Corner
31. Mission and Murray - NW Corner

Source: San Francisco Department of City Planning
Zoning Division

This data subject to verification.



MAP A

permanent gas stations (subject to verification)

Source: SF Dept. of City Planning

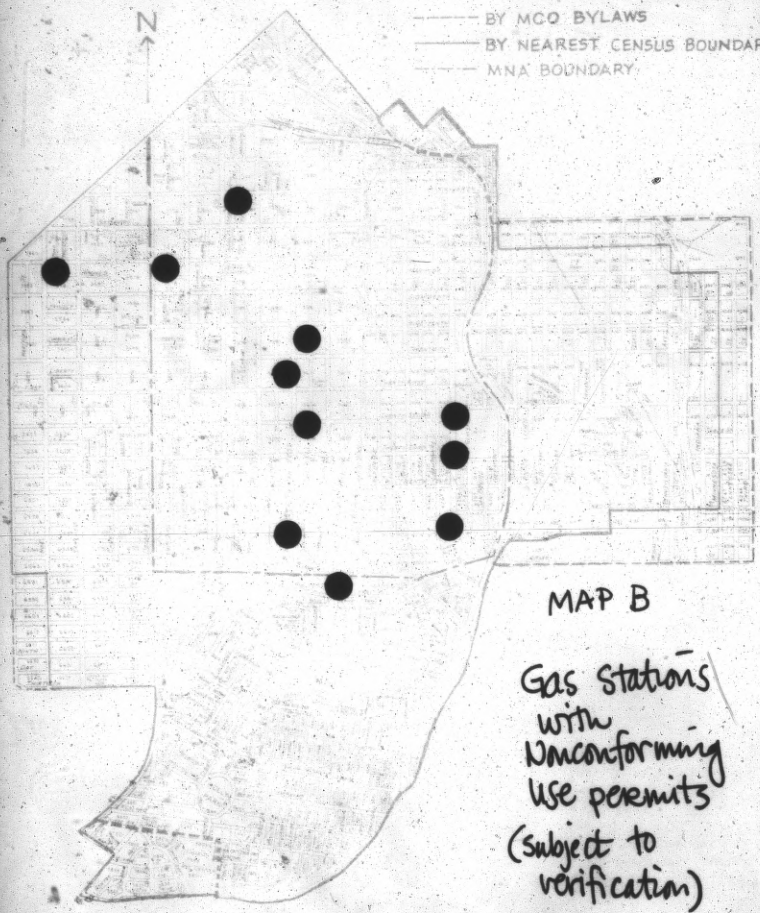
Attachment B

Gas Stations with Nonconforming Use Permits

1. Noe and 17th St., SE Corner
2. Dolores and 17th St., SE Corner
3. 15th and Guerrero, SE Corner
4. 21st and S. Van Ness, NW Corner
5. 22nd and Potrero, NW Corner
6. 22nd and S. Van Ness, SE Corner
7. 23rd and Potrero, SW Corner
8. 25th and S. Van Ness, SW Corner
9. 25th and Potrero, SW Corner
10. Army and Folsom, SE Corner
11. 20th and S. Van Ness, NE Corner

Source: San Francisco Department of City Planning Zoning Division

This data subject to verification.



MAP B

Gas Stations with Nonconforming Use permits (subject to verification)

SOURCE: S.F. Dept. of City Planning

Attachment C

IMPLEMENTING SUGGESTED SERVICE STATION DEVELOPMENT STANDARDS

Recommend Changing City Planning Code

1. Make service station a conditional use in allowed districts.

2. Maximum site area for automobile-oriented installation is 12,500 square feet.

3. Maximum site area for truck-oriented installation is one acre.

4. Forbid free-standing oil company sign at intersection corner.

5. Maximum area of each allowed oil company sign is 100 square feet (50 square feet for any part within 10 feet of a street property line).

6. Maximum height of oil company sign is 5 feet above roof (if attached); 24 feet in all C districts (if free-standing).

Recommend Using Administratively

1. Locate service station on major and secondary thoroughfare.

2. Do not locate service station on transit preferential street.

3. Do not locate service station in neighborhood convention center.

4. Locate service station at edge of community shopping areas.

5. Locate service stations 1,000 feet apart (except at intersections where two are allowed).

6. Allow no more than two service stations at any intersection.

7. Require tow truck to be concealed by fence.

8. Place building at intersection corner, where appropriate.

9. Require building to be urban in style and compatible with immediate surroundings.

10. Design floodlighting so that all direct rays fall within the station property.

11. Screen all parking areas with a solid fence or wall or compact evergreen hedge not less than four feet in height.

12. Install a raised curb or landscaped strip at least six inches high along street property lines.

13. Coordinate design of driveways with design of safe and convenient bus stops.

S.F. DIST. MISSION. HEIGHT LIMITS

SAN FRANCISCO DISTRICTS

MISSION. HEIGHT LIMITS

Technical Assistance Report #2-3

HEIGHT LIMITS IN THE MISSION DISTRICT: ANALYSIS AND RECOMMENDATIONS

Prepared by Judith L. Waldhorn
Researched by Jan Larkin
Photography by Cedric Chao

March 1, 1972

I. BACKGROUND OF THE MOVEMENT TO CONTROL HEIGHT AND BULK IN SAN FRANCISCO

About three years ago the City Planning Department received a grant from the Federal Department of Housing and Urban Development (HUD) to study and analyze all visual aspects of San Francisco and to prepare recommendations based on that analysis. The Urban Design Plan was released May, 1971 and was formally adopted by the City Planning Commission August 26, 1971.

The analyses and recommendations in the Plan were organized to grapple with four major issues: *

A. City Pattern: Emphasis of the characteristic pattern which gives to the City and its neighborhoods an image, a sense of orientation.

B. Conservation: Conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.

C. Major new development: Moderation of major new development to complement the city pattern, the resources to be conserved and the neighborhood environment.

D. Neighborhood environment: Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

The following policies, derived from objective C above, were used to prescribe citywide limits on structural height and bulk: *

1. Promote harmony in the visual relationships and transitions between new and older buildings.

2. Avoid extreme contrasts in color, shape and other characteristics, which will cause new buildings to stand out in excess of their public importance (sic).

3. Promote efforts to achieve high quality of design . . .

4. Promote building forms that will respect and improve the integrity of open spaces and other public areas.

5. Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

6. Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

7. Recognize the special urban design problems posed in development of large properties.

8. Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.

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* Material quoted from S.F. Urban Design Plan, May, 1971.

9. Encourage a continuing awareness of the long-term effects of growth upon the physical form of the city.

Armed with these guidelines, the City Planning staff prepared the legal ordinances necessary to implement their height and bulk limit recommendations. February 17, 1972, in an unprecedented meeting closed to public comment, the City Planning Commission adopted the citywide limits contained in the following envelope, insert A.

Those limits, which were adopted so secretively to "prevent speculation", are now in force. However, their final approval and insertion in the Zoning Code remains with the Board of Supervisors.

These limits will be explained at four public meetings. That for the Mission District is Thursday, March 30, 1972, 7 p.m., Everett Jr. High School, 450 Church St. That meeting will be public, and individuals will be allowed to comment to the Planning Commission and its staff.

Estimates vary from four to twelve months, between the Planning Commission meetings and hearings before the Board.

The new limits have two aspects. First, they set absolute maximum limits on the heights of new construction. That maximum is indicated by the number assigned to the district. The bulk limitations dictate the dimensions which a building must conform to within a certain height district. The bulk limits for a particular height zone are indicated by the alphabetical character following the height limit number.

Insert B below indicates the height and bulk limits proposed for the Mission District. Most of the area is within a 40 or 50-foot height limit, which conforms closely to existing structures. Those two districts are assigned a bulk limit of "X", which actually means no limits apply except those already in effect under the zoning code.

The most dramatic limits are those imposed on Mission Street. The 16th and 24th Street BART station areas are "limited" to 240 and 160 feet, respectively, with heights from 65 to 80 feet assigned in between the two stations.

The chart accompanying Insert B explains the exact bulk limits for each district. Those limits are applied in the following way:

80/110/140 is the bulk limit designation applied to both the 240 foot height district on 16th Street and the 160 foot district on 24th Street. The first number, 80, indicates that the bulk limits apply <u>only</u> to buildings higher than 80 feet (about seven stories). Below 80 feet, any bulk limits in existing zoning designation apply.

The second number, 110, means that no single dimension (the side or the end) of the building can be any longer than 110 feet. The third number, 140, means that no diagonal section of the proposed building may be longer than 140 feet. *

---

* The diagonal (hypotenus) is the square root of the sum of the squared length of the two sides.

The bulk limits are intended to insure that any tall buildings will be slender, rather than massive. The following example will clarify the bulk limits specified above.

Suppose a developer wanted to build a 20 story building on the corner of Mission and 16th. If the building was 90 feet long and 30 feet wide, the diagonal plan dimension would be about 100 feet. That structure would be narrow, rather than bulky, and would provide the developer with about 54,000 square feet of floor space. (20 x 90 x 30 = 54,000)

In that same bulk limit district, if he built a structure 110 feet deep, the maximum allowed, that building could be a maximum of about 80 feet wide. If he built to the maximum height of 240 feet, or 20 stories, he would have about 176,000 square feet of floor space. (20 x 110 x 80 = 176,000)

Many lots fronting on Mission Street are smaller than 110 x 80. Therefore the bulk limits tend to favor the developer who is able to acquire and consolidate several parcels of land. On the other hand, since the diagonal and maximum side or end dimensions are <u>not flexible</u>, the bulk limits also will tend to encourage construction of multiple buildings on large land holdings.

A final important consideration is that although these new regulations do control the physical design of new buildings, they do not affect the use allowed on a certain property. Insert C below is a generalized map of zoning in the Mission. These allowed uses are not altered by the height and bulk controls.

KEY TO BULK LIMITATIONS

Symbol on Map	Ht. above Which Bulk Limits Apply	Maximum Plan Dimensions	
		Length	Diagonal
A	40	110	125
B	50	110	125
E	65	110	140
F	80	110	140
J	40	250	300
X	no bulk limits apply		

II. A CRITIQUE OF SPECIFIC CONTROLS PROPOSED FOR THE MISSION

Summary: The proposed limits violate several principles espoused by the Urban Design Plan itself. They are clearly arbitrary and have no relationship to either the social concerns of neighborhood residents or the physical qualities of the surrounding area.

Realtors forsee a "booming" new construction trend on Mission Street within two years. Unless the community acts now to control this new development, the Mission Street corridor may become a wall of high-priced, high-rise stores and apartments.

A. Internal Violations

Following are some of the statements of principle which were supposed to have guided the designation of height and bulk limits. Those statements are underlined and were excerpted from The Urban Design Plan, May, 1971. Each statement is followed by a brief analysis of the way it contradicts the proposed Mission controls.

1. "The relationship of a building's size and shape to its visability in the cityscape, to important natural features and to existing development determines whether it will have a pleasing or disruptive effect on the image and character of the city."

   The height limits proposed for Mission Street clearly have no relationship to existing development. Insert D compares the proposed height limits with the heights of existing structures. The limits of 240 and 160 feet, especially, must have been set according to speculative value of the land, not to complement existing structures.

2. Lower, small-scale buildings on the slopes of hills, at their base and in the valleys between, complement topographic forms and permit uninterrupted views.

   The Mission BART corridor runs through a valley between Potrero Hill, Dolores Heights and Twin Peaks - Diamond Heights. Therefore, "lower, small-scale" limits should have been proposed.

3. Larger, taller buildings can blend pleasantly with small-scaled areas if the change in scale is not excessive . . .

   No definition of "excessive" was included, but certainly the change from 240 to 50 at the 16th Street station and from 105 or 160 to 50 at the 24th Street station seem abrupt. Only two structures on Mission Street are now higher than four stories, the Armory and Bayview Federal Savings. Insert E, a view of Mission Street taken from Bernal Hill, shows how those buildings dominate the street. Bayview is about 110 feet high (10 stories). Imagine what Mission Street would be like with buildings twice that high!

B. Existing Ownership, Height and Use on Mission Street

Insert F below indicates the ownership and use patterns of the lots fronting on Mission Street between 14th and Army Streets.

Almost half the owners listed lived within the Mission District, and most of the others lived within San Francisco.

Existing heights offer a startling contrast to those proposed: two-thirds of the buildings along Mission Street are only one or two stories high, and only two structures are more than four stories high.

The use pattern of those buildings indicates that many families and individuals actually live on Mission Street, in some 655 apartments or flats and some 747 hotel rooms. A cursory phone survey of some of those hotel and apartment house managers indicated that most of those accommodations are low- and moderate-income rentals. That much-needed housing resource would be destroyed by high-rise development.

C. Assessment Practices and Comments from Real Estate Dealers

Insert G below indicates the value assigned by the S.F. Assessor to properties fronting on Mission Street. The land assessment figures seem both low and erratic, ranging from a low of $5 per square foot to a high of $36, all within the same 13 blocks.

Several real estate dealers with properties for sale on Mission Street said they were asking approximately $15 per square foot or $1200 per frontage foot for cleared land. They each indicated that this price was low and estimated that assessed value would soon increase, particularly around the two BART stations. One dealer forecast a "boom" in development, all along Mission Street, beginning in about two years. However, some others felt it was too early to tell whether BART would attract any large-scale new development. There were some faintly pessimistic questions about the entire BART operation, and several persons wondered if anybody would even ride the new subway trains or if they did, would any get off at 16th or 24th Street?

This pessimism is not reflected in the proposed height and bulk limits, however, and the Mission community cannot afford to ignore the potentials for development.

III. RECOMMENDED CHANGES IN THE HEIGHT LIMITS

The specific height limits proposed for Mission Street are both in violation of the Urban Design Plan and out of scale for the surrounding neighborhood. However, both political and economic pressures dictate that some tall structures will be allowed around the two BART stations. What the Mission community must do is first, decide on height limits which seem appropriate, and second, demand stipulations in the zoning code which will enable the control of new development.

A. Suggested Height Limits

The Bayview Federal Savings Building is approximately 110 feet high. The district closest to that height is 105 feet, which might be used instead of 160 and 240 around the BART stations. If the community feels that 105 would be too limiting, then both station areas could be limited to 160. No explanation is given for allowing higher development at 16th Street than at 24th Street, so the community's recommendations need not copy that abberation in the Urban Design Plan.

Most 105-foot height districts are within an "E" bulk limit. "E" is exactly like "F", explained earlier: The maximum plan dimension is 110 feet, and the maximum diagonal allowed is 140 feet. The only difference is that in an "E" bulk zone, those regulations apply to every new structure higher than 65 feet.

B. Suggested Additional Requirements

Whatever limits are chosen, the Mission must add certain requirements, to insure that all new development will follow guidelines inherent in MCO activities:

(1) Maintain the Mission District as a multi-racial and ethnic neighborhood.

(2) Preserve the intimate scale and quality of the existing housing stock.

(3) Provide decent homes for families, including those with low and moderate incomes.

(4) Give Mission merchants, developers and businessmen priority in new developments.

(5) Give Mission residents priority in any new employment or housing opportunities created along the BART corridor.

The following stipulations and requirements would achieve those aims. These, plus any others developed by the Mission community, could be added to the Zoning Code as it is amended to include height and bulk districts. Many of these items could be achieved by individual negotiations with individual developers. However, that process would be difficult and time-consuming for the community. A Zoning Code amendment is both an official commitment by the City to the aims of MCO and insurance that new development must be discussed in a public forum.

(1) Use Requirements
- (a) Encourage mixed use structures, such as the Fox Plaza at 9th & Market, so the commercial profits can subsidize the housing. The air-rights development which the Mission Housing Development Corporation is planning with Safeway at 24th and Potrero is an excellent example.
- (b) Require a certain proportion of institutional space be provided in every new residential development. This space could be used for day-care, adult evening classes and community meetings.

(c) Require that any efficiency and one-bedroom units be matched by a certain proportion of units for larger families.
(d) Require that a certain proportion of any housing be subsidized, using some combination of leased public housing and HUD's Section 236 moderate-income rental program. The recently adopted Marin County Housing Element contains a requirement that at least 20% of the units in any large new residential development be subsidized. Fairfax County, Virginia, has instituted similar requirements. The County Board of Supervisors passed an ordinance requiring that in any new development of 50 units or more, 6% must be subsidized for low and 9% for moderate-income families.

(2) Priority Requirements
(a) Give Mission residents priority in rental of housing units.
(b) Give Mission merchants first priority in rental or purchase of commercial and office space.
(c) Give Mission contractors and developers priority in any new construction.
(d) Require that all new businesses employ and/or train a certain proportion of Mission residents.

IV. A RECOMMENDED POLITICAL STRATEGY

MCO should present its recommendations to the City Planning Commission at its March 30th hearing. Those recommendations should be exact, well-defended and written in the precise language of the Zoning Code.

However, since the Planning Commission has already adopted the citywide height and bulk limits, Insert A, they will make no further decisions regarding possible amendments. Therefore, the Mission must concentrate on meetings with individual Supervisors, to explain recommendations and convince them to introduce changes. The Board has final approval, and they may vote anytime between June and December, 1972.

The Stanford Housing Group is available during March, to help in preparing the final recommendations. A series of working meetings must be held first, to decide the following kinds of questions:

-- What height limits should be suggested for the BART station areas? Why? What height limits should be set on the rest of Mission Street? Are the limits proposed around Franklin Square too low for possible redevelopment?

-- Exactly what proportion of new housing should be subsidized?

-- How will the term "Mission resident (or businessman or merchant" be defined?

-- What proportion of employees should be Mission residents? What if no qualified persons are available?

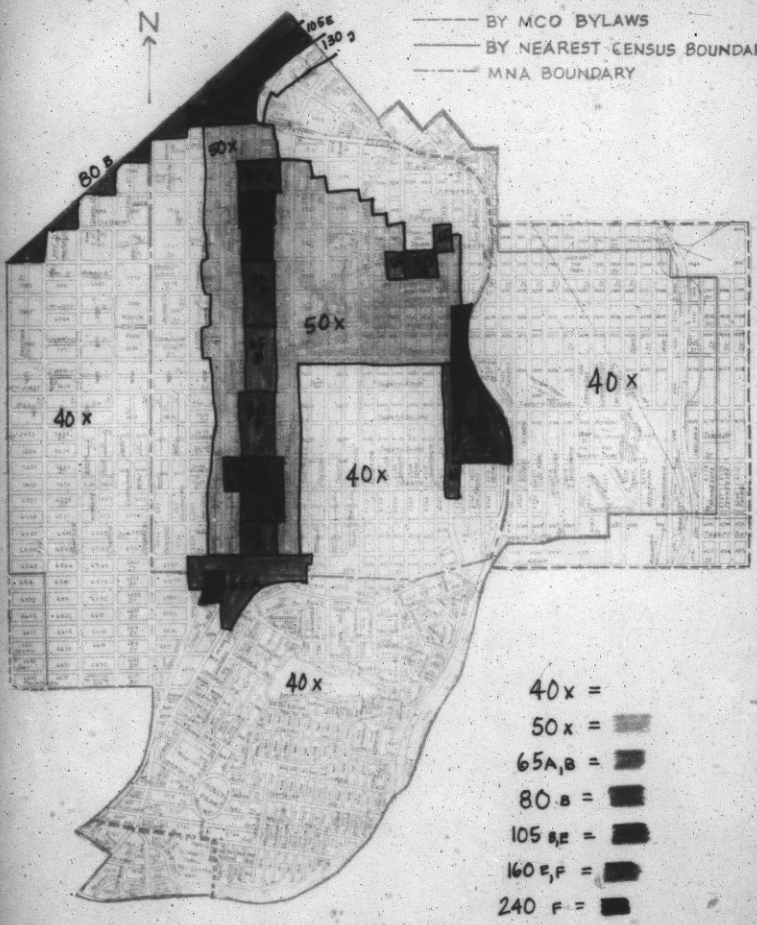
-- Would a developer sign a contract making these promises? Which parties would sign the contract? What sanctions would be applied if performance was unsatisfactory?

INSERT A

NO LONGER AVAILABLE

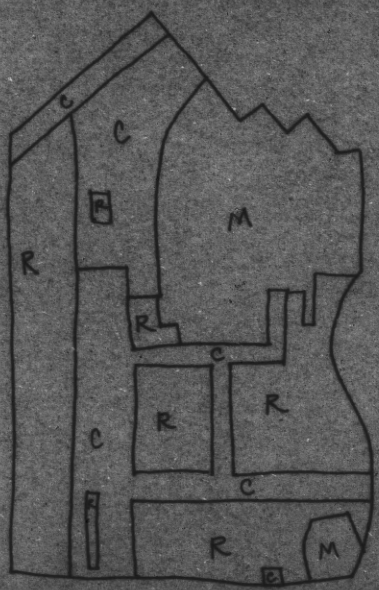
(large city planning map)

Insert B



Mission Height Limits

Insert C



Generalized Zoning Map
Mission Model Neighborhood

R = residential
C = commercial
M = industrial

INSERT D

profile of the east side of Mission
comparing existing structures
with proposed height limits

INSERT E

LOOKING NORTH ON

MISSION STREET FROM BERNAL HILL.

Photography by Cedric Chao

INSERT E

LOOKING NORTH ON

MISSION STREET FROM BERNAL HILL.

Photography by Cedric Chao

INSERT F

EXISTING CONDITIONS ON THE LOTS FRONTING ON MISSION FROM 14th TO ARMY STREET

VALUE

Total area (excluding public land:	1,643,009 sq. ft.
Total land value:	$18.9 million
land value per sq. ft.:	$11.80
Total value of land and structures:	$34.6 million
Total value per sq. ft.:	$21.65

OWNERSHIP

		Percent
Total property owners:	266	
Those residing in Mission:	122	46%
Those residing elsewhere in S.F.	101	38%
Those residing outside of S.F.	43	16%
		100%

HEIGHT

Total buildings:	258	Percent	Cumulative
1 story	95	37%	37%
2 stories	77	30	67
3 stories	78	30	97
4 stories	6	2	99
5 or more	2	1	100
		100%	

USE

		percent
Total buildings:	258	
Residential only	1	1%
Mixed res. and commercial	81	31
Commercial only	163	63
Industrial	3	1
Institutional	10	4
		100%

Housing units in residential buildings =	11
Housing units in mixed buildings =	644
Hotel rooms =	747
Total apartments and hotel rooms =	1,391

Sources: S.F. Assessor and walking survey

INSERT G

ASSESSMENT OF LOTS FRONTING ON MISSION STREET

	VALUE PER SQ. FT.	
	WEST SIDE	EAST SIDE
	L L&I	L L&I *
Fourteenth Street	$5/$9	$5/$20
Fifteenth Street	$6/$10	$7/$8
Sixteenth Street	$10/$18	$11/$27
Seventeenth Street	$13/$21	$11/$22
Eighteenth Street	$11/$19	$9/$15
Nineteenth Street	$9/$15	$9/$13
Twentieth Street	$18/$35	$12/$19
Twenty-First Street	$21/$32	$18/$35
Twenty-Second Street	$37/$47	$14/$56
Twenty-Third Street	$15/$23	$12/$19
Twenty-Fourth Street	$9/$16	$9/$15
Twenty-Fifth Street	$9/$16	$7/$14
Twenty-Sixth Street	$9/$17	$7/$23

Source: S.F. Assessor
(Rounded to nearest dollar)
(Figures do not include public lands; i.e. schools, BART, etc.)

* L = Land, L&I = Land & Improvements.

— S.F. DIST. MISSION. HISTORIC BLDGS. —

SAN FRANCISCO DISTRICTS

MISSION. HISTORIC BUILDINGS

INVENTORY OF HISTORIC BUILDINGS

OF

SAN FRANCISCO'S INNER MISSION

(Revised, April 1973)

Compiled by Judith Waldhorn from a list in
Here Today, Junior League of San Francisco, Chronicle
Publishing Company, 1968, with the assistance of
Noelle Charleson
Robert Jolda
Robert Richardson
Nancy Weissman

INVENTORY OF HISTORIC BUILDINGS
INNER MISSION
INFORMATION SOURCES

Address: Taken from Here Today, San Francisco Junior League, 1968.

Block: Each block in San Francisco is given a number. Numbers were obtained from San Francisco City Assessor files.

Lot: Each lot is given a number. Numbers were obtained from San Francisco City Assessor's files. Lots are identified by their number and the number of the block in which they are located.

Year Built: Taken from Here Today.

Use: The abbreviation indicates Residential, Commercial, Mixed (Commercial and Residential), or Industrial use, as determined in a 1972 field survey.

Condition (units): A 1972 field survey rated condition as Good, Fair, and Needing Repair (NR). The number of units, if available, was taken from the Assessor's files.

Style: Style was determined according to the Here Today architectural descriptions. The following architectural styles appear in the Mission buildings:

Baroque (B)	Period (P)
Classical Revival (C)	Queen Anne (QA)
Colonial Revival (CR)	Romanesque (R)
Eastlake (E)	Stick Eastlake (SE)
Gothic (G)	Stick Style (SS)
Italianate (I)	Tudor (T)
	Dutch Colonial

Owner-occupied:

Obtained from the San Francisco Assessor's State Homeowners' Exemption tape. Several discrepancies have been found in this tape. However, it still provides the most valid list of homeowners.

Absentee-owned:

If no Homeowners' Exemption was recorded, the building was classified as absentee-owned. The names and mailing addresses of absentees were obtained from the Assessor.

INVENTORY OF HISTORIC BUILDINGS - MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Bartlett 113-115½	3636-46	1890	Res	Good(4)	SS	No	Edward Brickwedel 147 Bartlett S.F.
117-119A	3636-45	1893	Res	Fair(4)	I	No	John and Lillian Vasey 1600 Broadway Burlingame
145-47	3636-44a	1893	Res	Good(2)	I	Yes	Irmgard Brickwedel
203	3643-47	1876	Res	NR(5)	I	No	Josephine Navarra 975 Burnett Apt. 12 S.F.
255-57	3643-41	1871	Res	NR(2)	I	Yes	Emmet Loftus
259-63	3643-40	1877	Res.	NR(6)	I	No	Vera Derning 133 Grand View Ave. S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Bartlett: 279-81	3643-37	1894	Res	Fair(2)	SE	Yes	John Dupjenkins
318 & 320	6515-5 &6	1875	Res	Good(3)	SS	Yes	Wm. Pelster Lot 5 George Gumas Lot 6
335-339	6516-20 (335) 6516-19 (339)	1875	Res	335 Fair 339 Good(2)	SS	Yes	335 - Clyde Leard 339 - Antonio Paniagna
373-75	6516-12	1870	Res	NR(2)	I	Yes	Marilee Konigsberg
432	6530-4	1875	Res	Fair(1)	I	Yes	John Huffman
476-78	6530-10	1870	Res	Good(2)	I	Yes	Dorothy Lippert

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Bartlett: 494-96	6530-11a	1870	Res	NR(2)	I	Yes	Jean Ospital,
513	6569-27	1870	Res	Good(2)	I	Yes	Wencislao and Benedicta Eugenio
Bryant: 2636	4268-4	1890	Res	Good(n.a.)	I	Yes	Janet Felvey
2648	4268-5	1889	Res	Good(n.a.)	SE	Yes	John Reamer
Capp: 437	3595-40	1887	Res	Fair (n.a.)	I	No	Danl. & Manuela Urionaguena address: Jose Gomez Urionaguena 1431 Lake San Francisco
715-17	3637-59	1889-94	Res	Good(2)	E	Yes	Sammy & Bienvenida Castillo

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Capp	719-21	3637-58	1889	Res	Good(2)	E	Yes	Juanita Cava
	723-25	3637-57	1889	Res	Good(2)	E	Yes	Numeriano & Josefina Herrera
	727-29	3637-56	1889	Res	Good(2)	E	Yes	Jeremy M. & Judith Ets-Hokin
	735-37	3637-54	1889	Res	Good(2)	E	Yes	David & Cleo Greenblatt
	739	3637-53	1889	Res	Good(2)	E	Yes	Leo W. & Eleanore O. Albrecht
	741-43	3637-52	1889	Res	Good(3)	E	No	Jose & Josefina Herrera 745 Capp S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Capp	751-53	3637-50	1889	Res	Good(2)	E	Yes	Guillermo F. & Luisa F. Parajon
	755	3637-49	1889	Res	Good(2)	E	Yes	Carl Hintze
	763-65	3637-18A	1889	Res	Good(2)	E	Yes	Maria Santos-Cucalon
Dolores	263-65	3556-30	1892	Res	Good(3)	P	Yes	Isabella Arrigh
	300		Betw. 1782-91	Mission Dolores Ch.	Good			
	347	3567-31	1907	School	Good			Notre Dame School College of Notre Dame

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Dolores 601	3598-60	1908	Church	Good	R		Ascension Lutheran Church
655	3598-28	1916	Church	Fair	C		Christian Science Church Second Church of Christ Scientist
1037-39	3648-27	1887	Res	Good(2)	SE	Yes	Milen & Barbara Janeff
1275-77	6534-20	1903	Res	Fair(3)	SS-QA	No	Alexander & Lucille Herrera 1251 Silver Avenue San Francisco
1285-87	6534-18	1870	Res	Good(2)	I	Yes	Marie Oettle
1289	6534-17	1883	Res	N.R.(1)	SS	Yes	John Bulen
Fair Oaks 31	3618-61	1888	Res	Good(3)	QA	No	Richard & Ethel Nerger c/o Alfred Nerger 31 Fair Oaks

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Fair Oaks 68	3618-49	1888	Res	Good(1)	QA	Yes	James McCamant
108	3631-3	1891	Res	Fair(2)	SS	Yes	Donald Chandler
200-02	3648-1	1886	Res	Fair(4)	SS	No	Frank & Olga Sozzi c/o Dean C. Wright 259 Hartford St., San Francisco
210	3648-34	1889	Res	Good(6)	SS	No	Eric Alexanderson 264 Fair Oaks S.F.
212	3648-5	1873	Res	Good(3)	I	Yes	Luisa Ezquerro, Mike Miller
214-16	3648-6	1870	Res	Good(3)	SS	No	Kenneth P. & Valerie B. Rund 680 Sanchez St., S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Fair Oaks 223-25	3647-26	1883	Res	Good(2)	SS	Yes	Jon Solander
260	3648-10a	1870	Res	Fair(2)	SS	Yes	Helen Coristi
387	6512-15	1897	Res	Fair(2)	E	Yes	Neil Hardy
394	6511-15	Mid 1890's	Res	Fair(3)	E-QA	No	Jean Arentz c/o Bradford L. Hill 394 Fair Oaks, S.F.
435	6533-32	1888	Res	Fair(1)	SS	Yes	Richard Mancillas

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Fair Oaks 455	6533-27	1890	Church	Good	G		Protestant Episcopal Bishop of California 1055 Taylor Street S.F.
463	6533-26	1878	Res	Good(1)	SS	Yes	Harold Day
464	6534-12	1886	Res	Good(1)	SS	Yes	Robert Logg
Folsom 2533	3613-26	1885	Res	Good(1)	SS	Yes	Alice Levine
Guerrero 102	3534-1	1883	Res	Good(4)	I	No	Harold & Carolyn Chase 3701 Market S.F.
104-14	3534-2	1910	Res.	Fair(6)	P	No	Joseph J. Heizer c/o H & H Properties, Attn. J. J. Heizer Box 123, S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Guerrero 120	3534-3	1878	Res	Fair(1)	I	Yes	Martin Jennings
122	3534-4	1878	Res	Fair(2)	I	No	Harold & Carolyn Chase 3701 Market S.F.
126	3534-5	1878	Res	Fair(2?)	I	No	Harold & Carolyn Chase 3701 Market S.F.
* 801-803	3608-58	1870	Res	Fair(4)	I	No	Steve & Irma Scarabosio 542 Vermont S.F.
827	3608-53	1880's	Res	Fair(1)	QA	Yes	Lucian Phelps
845	3608-51	1871	Res	Good(1)	I	Yes	Earl Hess
* 226	3545-3	1906	Inst	Fair	I		Sheet Metal Wks. Hall Corp. c/o Local 104, 226 Guerrero St., S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Guerrero 862	3607-9	1883	Res	Fair(2?)	I	No	Tressa Wardley 862 Guerrero S.F.
863	3608-28	1872	Res	Good(1)	I	Yes	Trinidad Dominguez
900-02	3618-1	1895	Res	Good(3)	QA	No	Carlton F. Corey, Trustee 900 Guerrero S.F.
906	3618-2	1882	Res	Good(3?)	SS	Yes	Robert Mogar
915-17	3617-63	1879	Res	Good(3)	I	No	Jeannie E. Tillander c/o Sven E. Tillander 915 Guerrero, S.F.
948	3618-6	1878	Res	Fair(1)	I	Yes	Naomi Clyde

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
964-68	3618-9	1890	Res	Good(4)	SS	No	Theodore R. Ward 968 Guerrero St. S.F.
Guerrero 986	3618-12	1883	Res	Good(1)	SS	Yes	Laura Smith
988-990	3618-13	1889	Res	Good(2)	SE	No	Jack W. & Mildred Armstrong J. W. Armstrong 4 Rivas Ave., S.F.
1056-58	3632-8	1889	Res	Good(2)	SS	Yes	Joseph Baumann
1074	3632-9	1895	Church	NR	G		Mission United Presbyterian 3261 - 23rd St. S.F.
1076	3632-11	1887	Res	Fair(1)	I	No	Mission United Presbyterian 1074 Guerrero St. S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Guerrero 1169	3645-17	1881	Res	Good(1)	I	Yes	Walter Harris
1177	3645-16	1881	Res	Fair(2)	I	Yes	~~Peter Nelson~~
1180-82	3647-12	1884	Res	NR(2)	I	Yes	Claire Munter
1233-37	6513-19	1889	Res	NR(3)	SE	No	Victoria Deavala 1235 Guerrero S.F.
1241	6513-18	1887	Res	Good(2)	SS	Yes	Peter Bernadoni
1286	6512-26	1894	Res	Good(7)	QA	No	Georgette Guinasso 1286 Guerrero S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Guerrero 1317-19	6532-29	1889	Res	Good(2)	SE	Yes	Angelena Depetrillo
1320	6533-5	1880	Res	Good(1)	I	Yes	William Sheridan
1325	6532-28	1886	Res	NR(1)	SS	Yes	Rebecca Vail
1335	6532-26	1918	Inst.	Good	C-B	No	James R. & Jane Collins c/o Sunnyside Convalescent 1335 Guerrero St., S.F.
1366	6533-13	1880	Res	Good(3)	I	Yes	Gerald Levine
1413	6568-11c	1894	Res	Fair(2)	SE	Yes	Joseph Caramucci

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
	1415-17	6568-11b	1894	Mixed	Good(4)	SE	No	Joseph W. & Margt. M. Caramucci 137 Whitney St. S.F.
Julian	120	3554-31	1909	Church	NR	G		Protestant Episcopal Bishop of Calif. 1055 Taylor St. S.F.
Juri	1-1A	6532-7	1894	Res	Fair(2)	SS	No	George Kardum 210 San Jose Ave. S.F.
	2	6532-4a	1887	Res	Good(1)	I	Yes	James King
	3-5	6532-7a & 7b	1894	Res	Good(2)	SS	Yes	George Kobluth
Lexington	317-19	3609-77	1876	Res	Good(2)	I	Yes	Felix Juarez

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Lexington 329	3609-74	1877	Res	Good(1)	I	Yes	Ismael Tablada
330	3609-49	1876	Res	Good(2)	I	Yes	Febronio Espinosa
333	3609-73	1877	Res	Fair(2)	I	Yes	Sidney Lewin
334	3609-50	1876	Res	Good(1)	I	Yes	Leslie Whitwell
337-39	3609-72	1877	Res	Fair(2)	I	Yes	Lee Gim Wart
338	3609-51	1876	Res	Fair(1)	I	Yes	Mathilda Helgoth

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Lexington 342	3609-52	1876	Res	Fair(2)	I	Yes	Carmen Fernandez
351	3609-69	1883	Res	NR(2)	I	Yes	Tullio Abram
353-55	3609-68	1883	Res	Good(2)	I	Yes	Alfredo Rodriguez
359-61	3609-67	1899	Res	Fair(2)	I	Yes	Samuel Girande
367	3609-65	1883	Res	Fair(1)	I	Yes	John Aleo
376	3609-60	1876	Res	Good(2)	I	Yes	Guillermo Del Castillo

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address		Block-Lot	Year Built	Use	Condition (units)	Style	Owner Occupied	Owner's Name & Address
Liberty	109	3607-41	1870	Res	Good(5)	I	No	A. M. Landers 1227 Guerrero S.F.
	159	3607-36	1878	Res	Good(1)	I	No	Lowell E. Sexter 3751 - 20th St. S.F.
Mission	2875-79	6517-23	1883	Mix	Fair(5)	SS	No	George B. & Gladys V. Webb c/o G. W. Berch P. O. Box 77341, El Verano, Ca.
	2901	6528-32a	1891	Mix	Good(7)	SS	No	Becky Schettler 2901 Mission St. S.F.
San Jose	200	6513-1	1877	Res	Good(2)	I	Yes	Martin O'Connor
	210	6513-2a	1878	Res	Good(2)	I	Yes	George Kardurm

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
San Jose 248	6513-8	1884	Res	Fair(2)	SS	Yes	Agnes Turner
254	6513-8a	1884	Res	Good(1)	SS	Yes	J. C. Polan
325-27	6531-25	1885	Res	Good(2)	SS	Yes	Eileen & Mary Murray
330-340	6532-10	1876	Res	Good(6)	E	No	Geneva Whisnant 336 San Jose Ave. S.F.
380	6532-34	1884	Res	Good(2)	I	No	Michael Dolan 380 San Jose Ave. S.F.
393-95	6531-19b	1875	Res	Fair(2)	I	Yes	Robert Cavallini

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Shotwell 306	3574-52	1879	Res	NR(2)	SS	Yes	Rafael Lopez
328	3574-54	1879	Res	NR(2)	SS	Yes	Michael Ilyin
334	3574-55	1879	Res	NR(2)	SS	Yes	Paul Vlautin
340	3574-56	1879	Res	NR(2)	SS	Yes	McKinley & Abedean Oliver
346	3574-57	1879	Res	Fair(2)	SS	Yes	Jose Marenco
352	3574-58	1879	Res	Good (4)	SS	No	Marylin Goodsell 352 Shotwell S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Shotwell 522	3594-32	1870	Res	Good(1)	I	Yes	Rose Haak
648	3611-40	1884	Res	Fair(2)	I	Yes	Robert Leahy
650-52	3611-41	1899	Res	Fair(2)	SS	Yes	John Billigmeier
651-57	3611-50	1895	Res	Good(4)	SS	No	Frank & Marjorie M. Modestini
658	3611-62	1899	Res	Good(1)	CR	No	Frank L. Calacicco 658 Shotwell St. S.F.
661-	3611-49	1895	Res	Fair(2)	SS	Yes	Theresa Dodini Frank & Marjorie M. Modestini 651 Shotwell St. S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Shotwell 667	3611-48	1895	Res	Good(3)	SS	No	John & Mary Zwolinski 669 Shotwell S.F.
671-73	3611-47	1895	Res	Fair(3)	SS	No	Jesus & Genovewa Vigil 673 Shotwell S.F.
682	3611-45	1870	Res	(2)		Yes	Angela Crowley
1150-52	6526-7	1875	Res	Good(2?)	I	No	Joseph L. & Connie R. Weber 1164 Shotwell St. S.F.
1164	6526-8	1899	Res	Good(1)	T	Yes	Joseph Weber
So. Van Ness 822	3595-4	1883	Res	Good(1)	I	No	Bessie Hamilton 1086 So. Van Ness S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
So. Van Ness 834	3595-5	1887	Res	Good(2)	I	Yes	Donald Tillman
1321	6519-37	1884	Res	NR(1)	I	Yes	Helen Byrne
1348	6518-6	1886	Res	NR(1)	SS-QA	Yes	Ida Hawkins
1381	6519-46	1884	Res	Good(2)	SS	Yes	Kenneth Johnson
Treat Av. 1200-02	6524-1	1890	Res	Good(?)	SE	No	Melvin T. Wells c/o F. R. Webb & Co. 2877 Mission St., S.F.
1204-06	6524-3	1885	Res	Good(2)	SS	Yes	Elvira Casozza

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Treat Av. 1232	6524-7	1885	Res	Good(7)	I	No	Thomas Landers 1232 Treat Av. S.F.
Valencia 933	3609-37	1875	Res	NR(2)	I	Yes	Paulena Sandino
945	3609-35	1875	Res	NR(2)	I	Yes	Walter Kelley
953-55	3609-33	1875	Res	Good(2)	I	Yes	Bert Kortz
956-966	3608-5	1878	Mix	Fair(9)	SS	No	Tony & Virginia C. Jeong c/o J. Cimino, Jr. Co. 9 Columbus, S.F.
1427	6530-21	1880	Res	Good(2)	I	Yes	Edward Chirco

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address		Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
Valencia	1447-49	6530-18	1889	Res	NR(2)	S-E	Yes	Alfred Trigs
	1457-63	6530-16	1885	Res	Good(4)	I	No	Peter G. Gavallos 1170 Naples Street San Francisco
	1458	6531-11	1882	Inst	Fair(2)	I	Yes	Steve Tobin
15th St.	1876	3545-25a	1852	Res	N.R.(2?)	I	No	Charles E. Thompson, Jr. Wells Fargo Bank RPM 1, 64268 464 California St., S.F.
18th St.	3260	3574-85	1887	Inst.	Good	I		Roman Catholic Welfare Corp. Saint Charles Church 113 South Van Ness Ave., San Francisco
20th St.	3441	3610-47	1891	Res	Fair(6)	QA	Yes	Elizabeth Conklin

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
20th St. 3447	3610-47	1891	Res	Fair(2)	QA	No	Elizabeth E. Conklin 3441 - 20th St. S.F.
3549-51	3609-81	1876	Res	Fair(2)	I	Yes	Henry Acosta
3625	3608-70	1888	Res	Good(3)	I	No	Harry P. Banghart c/o David G. Mackey, et al 3625 - 20th St., S.F.
3635	3608-69	1891	Res	Good (2)	SS	Yes	Richard Bragg
3643	3608-67	1891	Res	Good(1)	I	Yes	Irene Beach
3647	3608-66	late 1880's	Res	Good(1)	I	Yes	Angel & Camila Contreras

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
20th	3733-35	3607-70	1880	Res	Fair(2)	SE	Yes	Marta Diaz
	3737-39	3607-69	1876	Res	Good(2)	I	Yes	Thomas Fletcher
	3755	3607-65	1887	Res	NR(1)	I	Yes	Marguerite Spaith
	3763	3607-64	1880	Res	Good(1)	I	Yes	Barthelemy Hompa*
	3765	3607-63	1876	Res	Good(1)	I	Yes	Barthelemy Hompa*
	3769-71	3607-62	1871	Res	Good(2)	I	Yes	Barthelemy Hompa*

*according to the Assessor, Hompa occupies 3 buildings.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
21st St. 3233-35	3616-55	1885	Res	Good(2?)	SS	No	Adolph A. Vogel 156 Upland Dr. S.F.
3239	3616-54	1885	Res	Good(2)	SS	No	Calif. Pacific Title Ins. Co. No address available
3243-45	3616-53	1880		(2)	SE	Yes	Adolph Vogel
3320	3608-11	1877	Res	Fair(2?)	I	No	Helen L. & Wm. W. Ohm 3331 - 21st St. S.F.
3324	3608-12	1877	Res	Fair(1)	I	Yes	Mary McPhee
3325	3617-78	1885	Res	Good(1)	SS	Yes	Belle Stachowiak

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
21st St. 3329-31	3617-77	1883	Res	Fair(2)	I	Yes	William Ohm
3333-37	3617-76	1890	Res	Good(3)	SS	No	Norris & Juanita L. Powell 3337 - 21st St. S.F.
3339-41	3617-75	1876	Res	Good(4)	SS	No	Norris & Juanita Powell 3337 - 21st St., S.F.
3343-45	3617-74	1885	Res	Good(2)	SE	Yes	Stephen McEachern
3352-54	3608-18	1876	Res	Good(2)	SS	Yes	Mary Vella
3364	3608-21	1873	Res	Good(3)	I	No	Grace B. Carter 2022 Beach St. S.F.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
21st St.	3367-69	3617-69	1885	Res	Fair(2)	SE	Yes	Lillian Harman
	3371	3617-68	1885	Res	Good(2)	SE	Yes	Erik Jorgensen
	3375	3617-67	1885	Res	Fair(2)	SE	Yes	Anna B. Davis
22nd St.	3126	3615-13	1900	Church	Good	G		St. John's Evange. Luth. Congr. St. John's Evange. Luth. Church 3126 - 22nd St., S.F.
	3322-22a	3617-13	1875	Res	Good (2)	I	Yes	Bridgida Ferrigno
	3354-56	3617-19	1884	Res	Good(2)	SS	Yes	Thomas Newman

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

	Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
22nd St.	3378-80	3617-24	1890	Res	Good(3)	SS	No	John & Marciano Librano 3378 - 22nd St. S.F.
	3385-89	3633-20	1884	Res	Good(3)	SS	No	Adele Pringle 1007 B Guerrero S.F.
	3426-32	3618-15	1899	Res	Good(4)	I	No	Dominic T. & Lenore I. & Philip Galu Dominic Galu et al c/o Galu Realty, 3243 - 24th St., S.F.
	3434	3618-16	1899	Res	Fair (2)	I	Yes	Andres Silva
	3438-40	3618-16s	1899	Res	Fair(2)	I	Yes	Dorothy McCormack
23rd St.	3035	3640-59	1893	Res	MHDC (1) rehab	SE	Yes	Alfred Goltiao

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
23rd St. 3231	3642-35	1891	Church	Fair	QA		Trinity Presbyterian Church 3261 - 23rd St. S.F.
3326	3636-13	1877	Mixed	Good(1)	I	Yes	William Churchwar*
3330	3636-14	1886	Res	Good(2)	SS	Yes	William Churchwar*
3336	3636-15	1882	Res	Good	I	Yes	William Churchwar*
3327-49	3643-48-49	1877	Mixed	NR(9)	I	No	Guerrero Land Co. Limited c/o Peter Blasko 2940 - 16th St., S.F.
3503-05	3646-1	1892	Res	Fair(2)	QA-E	Yes	2 flats: (1) Maximo C. Estiban (2) Felipe & Hieves Bumanglog

* according to the Assessor, Mr. Churchwar occupies 3 buildings.

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address	Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
23rd St. 3507-09	3646-28	1892	Res	Fair(3)	QA-E	No	Eugenio Gubindo 3509 - 23rd St. SF
3350-52	3636-17	1877	Res	Fair(2)	I	Yes	Charles, Agnes & Jack King
3366-68	3636-20	1895	Res	NR(2)	I	Yes	Reba R. Cavanaugh
3552-58	3634-13	1880	Mixed	Good(8)	I	No	John Lennon Est. Co. c/o Meena Koury 3558 - 23rd St., S.F.
3679-85	3648-32	1880	Res	NR(4)	I	No	Dominic T. & Lenore I Galu Galu Realty 3243 - 24th St., S.F.
24th St. 3514	3645-8	1882	Res	NR(1)	I	Yes	Ernest Rockstroth

INVENTORY OF HISTORIC BUILDINGS, MISSION MODEL NEIGHBORHOOD

Address		Block-Lot	Year Built	Use	Condition (Units)	Style	Owner Occupied	Owner's Name & Address
24th St.	3515-19	6513-30	1873	Res	NR(2?)	SS	No	George & Alexandria Budaeff 10 Seal Rock Dr. S.F.
26th St.	3733	6567-33	1887	Res	NR(1)	I	Yes	Peter Villavicencio
	3735	6567-32	1887	Res	Good(2)	I-SS	Yes	R. & Olga Delcurto
	3739	6567-31	1887	Res	Good(1)	I-SS	Yes	Ruth Warren
	3741	6567-30	1887	Res	Good(1)	I	Yes	John Warren
	3743	6567-29	1887	Res	Good(1)	I	Yes	Lydia Masferrer

ADDENDUM

Address	Block-lot	Year Built	Use	Condition (Units)	Style	Owner Occupant?	Owner's Name & Address
Alvarado							
25-29	3634-25	1892	Res	Good (3)	I	No	Frank Muzio 68 Alvarado SF
28	3633-6	1870	Res	Fair(1)	I	Yes	Mary Mencarelli
Clinton Park							
226	3534-48	1897	Res	Good(2)	I	Yes	Luis F. Grant
232	3534-49	1879	Res	Fair(1)	I	Yes	Eunice P. Ensley
236	3534-50	1897	Res	Fair(3)	I	No	Anne E. Lecture c/o 236 Clinton Park, S.F. 94110
Cumberland							
96-98	3598-58	1885	Res	Good(3)	DC	No	Floyd Andrews 1170 Howard St., S.F.
Elizabeth							
42-44	3646-10	1876	Res	Fair(2)	I	Yes	Rita Andreatta
57	3645-22	1887	Res	Good(1)	SS	Yes	Catherine Powell
Hill							
16-16a	3617-49	1883	Res	Good(2)	I	No	Parley Peterson c/o 16 Hill St., S.F. 94110
22-22½	3617-52	1878	Res	Fair(2)	I	Yes	Irene Z erbato
24-24½	3617-53	1878	Res	Fair(3)	I	No	Irene Zerbato 22 Hill St., S.F. 94110
25	3617-44	1885	Res	Good(2)	I	Yes	Fritz Hackney

(Hill Cont'd. next page)

	Address	Block-lot	Year Built	Use	Condition (Units)	Style	Owner Occupant?	Owner's Name & Address
Hill (Cont'd)	34	3617-57	1880	Res	Good(5)	I	Yes	Pauline Tyll
	49	3617-40	1881	Res	Good(1)	SS	Yes	James Hillis
	59-61	3617-38	1882	Res	Good(2)	SS	Yes	Daniel Mahoney
	69-75	3617-36	1887	Res	Good(4)	SS	No	Mary G. Taylor 77 Serra Dr., So.S.F.
	77-79	3617-35	1883	Res	Good(2)	SS	Yes	Richard Pryor
	88	3617-34	1883	Res	Good(3)	SS	Yes	Earl Baxter
	87-89	3617-33	1883	Res	Good(2)	SS	Yes	Frank R. Bruzzone
	91-93	3617-32	1886	Res	Good(2)	SS	Yes	Barbara Foster
Liberty	15-17	3608-6	1893	Res	Good(2)	SE	Yes	Stephen Tobias
	19-21	3608-41	1877	Res	Good(2)	S-I	Yes	America Brand
	20-22	3608-42	1879	Res	Good(4)	S-I	No	Maria Clever 3840 Sacramento, S.F.
	23-25	3608-40	1877	Res	Good(2)	S-I	Yes	Preston McCoy
	24-26	3608-42	1879	Res	Good(2)	S-I	No	Maria Clever 3840 Sacramento, S.F.
	27-29	3608-39	1894	Res	Good(4)	QA-SS	No	Alexander F. Eagle 3601 Clement,S.F.

Address	Block-lot	Year Built	Use	Condition (Units)	Style	Owner Occupant?	Owner's Name & Address
Liberty (Cont'd)							
31-33	3608-38	1892	Res	Good(2)	SE	Yes	Charles Bonno
35-37	3608-37	1878	Res	Good(2)	S-I	Yes	Gerald Taylor
43-49	3608-34 & 35	1870	Res	Good(6)	I	No	Donald Gordon 432 Castro St., S.F.
44-46	3608-45	1889	Res	Fair(2)	SS	Yes	Daniel Sullivan
50	3608-46	1889	Res	Good(2)	P	Yes	Howard Creighton
58	3608-47	1876	Res	Good(7)	I	No	Patrick Dowling 2191 Market, S.F.
70	3608-48	1871	Res	Good(8)	I	No	Patrick Dowling 299 Douglass St., S.F.
76	3608-49	1878	Res	Good(2)	I	Yes	Louis Jambruno
77-79	3608-30	1873	Res	Fair(4)	I	No	Roy Killeen c/o 79 Liberty S.F.
112-14	3607-43	1870	Res	Fair(4)	I	Yes	Rudolfo Castellanos (112) Ada Pieretti (114)
154-56	3607-49	1871	Res	Good(2)	I	Yes	William Mehegan
180	3607-54	1871	Res	NR(2)	I	Yes	Agnes Pritchard
16th Street							
3281	3567-34 & 35	1909	Church	Good	G		

HISTORIC BUILDINGS OF THE INNER MISSION

A. Exterior Condition

Building Type	Good	Fair	Needs Repair	Total
Res.	136	60	29	225
Comm.-Inst.	8	4	1	13
Mixed	4	2	1	7
Total	148	66	31	245
Percent	60%	27%	13%	100%

Total buildings: 245, 543 units

Owner occupants: 159 buildings, 271 units

B. Zoning

Building Type	Public	Com.	R-3	R-4	R-5	Total
Res.	---	30	126	67	2	225
Comm.-Inst.	1	4	2	6	---	13
Mixed	---	5	---	2	---	7
Total	1	39	128	75	2	245
Percent	.4%	16%	52%	31%	.6%	100%

This inventory was prepared by the Stanford Community Development Study, Aug.-Sep., 1972. Buildings inventoried are those listed in Here Today, Junior League of San Francisco, 1968.

The Inner Mission neighborhood is gounded by Dolores-Market-11th-Potrero and Army Streets.

—S.F. DIST. MISSION. HISTORIC PRESERVATION

SAN FRANCISCO DISTRICTS

MISSION. HISTORIC PRESERVATION

HISTORIC PRESERVATION IN SAN FRANCISCO'S INNER-MISSION

and Take a Walk Through Mission History

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

May 1973

HUD-361-CD

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INTRODUCTION

From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the Quake, the early days of San Francisco were ones of growth and glory, well illustrated by the historic legacy of the City's architecture. Although collectively called "Victorians," these homes, flats, stores and churches represent a variety of styles. Local builders began with the traditions of Europe--Queen Anne, Mansard, Romanesque, and Tudor--and developed eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Out-of-work shipwrights used their woodcarving skills in a proliferation of gingerbread details as row after row of homes marched across the hills, each one distinct from the others.

The architectural heritage of the City has been endangered by causes both natural and man made. The earthquake and fire in 1906 destroyed many fine buildings; still others have been demolished by public and private actions, replaced by stores, offices, hotels or apartments. Fortunately, a recent survey which catalogued these vanishing relics roused the public. The result was a City Landmarks Board and several private organizations dedicated to the preservation of historic San Francisco.

Although public attention has been focused on Victorians in the City's more well-to-do neighborhoods, nowhere in San Francisco is there a more spectacular concentration than in the Inner Mission, the site of superb examples of several styles, illustrated in the following report and in the three attached tours called "Take a Walk Through Mission History." The noble Italianate, the delicately carved Eastlake, the emphatic Stickstyle and the towering Queen Anne provide a refreshing contrast to drab new apartments and stark office buildings. But the Mission inventory is dwindling fast, as zoning, taxes and rapid transit create pressures to substitute stores and high-density housing for old buildings.

The architectural legacy of the Inner Mission must be protected, to provide a visible sign of the importance of the neighborhood in the development of San Francisco. Strengthening ties with the past will enhance the present and enrich the future of the community.

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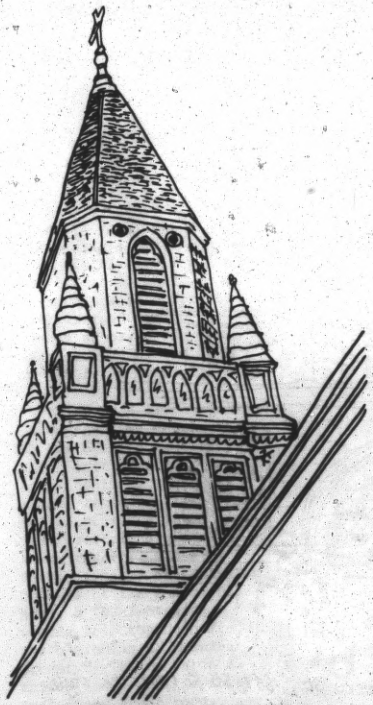
I. MISSION HISTORY

THE FIRST CALIFORNIANS

When the Spaniards explored the San Francisco Peninsula, they met scattered groups of natives whom they found "gentle and even hospitable." These Indians were called Costanoan, from the Spanish "costaños" or "coast people." They had no formal tribal organization and lived in rudimentary brush huts, eating shellfish, seeds and bulbs. In these gentle wanderers, the Spaniards found ideal subjects for the later endeavors of missionary priests.

THE SPANIARDS AND THE CATHOLIC MISSIONARIES



St. Matthew's Lutheran Church, 1909
3281 16th St., Queen Anne style

Although Spanish explorers claimed California in the early 1600's, not until 1776 were a military base and a small settlement established on the northern tip of the San Francisco Peninsula. That vantage point was ideal, because Presidio soldiers could easily spot enemy ships passing through the Golden Gate into San Francisco Bay.

A site for a mission was soon chosen southeast of the Presidio, in a sheltered valley which looked promising for farming and herding. The missionaries hoped to teach these activities to the Indians, thus ensuring both economic stability and willing converts to Catholicism.

Part of this enterprise worked, as Mission Dolores soon became an important trading post for inland missions, which exchanged hides, grains and tallow for manufactured goods. However, the missionary work with the Indians was far less successful. Those natives who resisted conversion were driven away into less desirable parts of the

state, while those who stayed at Mission Dolores were so ravaged by "white man's" sicknesses, such as measles, venereal disease and smallpox, that by 1827, only a few remained.

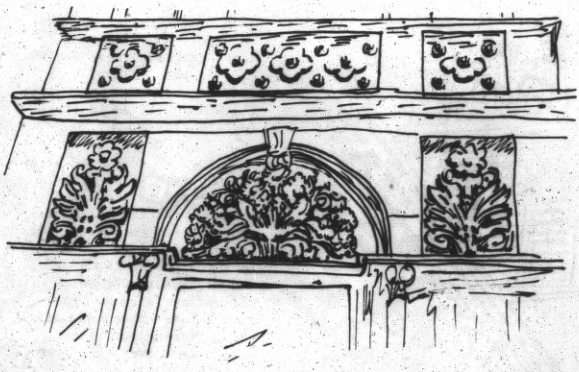
Under Spanish rule, the mission system controlled one-sixth of California, which was "held in trust" for the King. But in 1822, Mexico gained independence from Spain, claimed the state and by 1833 had begun to turn mission lands over to private owners. Mission Dolores held vast tracts in Alameda, San Mateo and San Francisco Counties, which were divided into several large ranchos, and until the Gold Rush of 1849, cattle grazed over much of today's Mission District.

When the mission system was secularized, only the actual church building and a small surrounding compound were left to the priests. Without the focal point of missionary work, the church structure dissolved. Wandering priests made sporadic attempts at holding regular services, but all of them failed. By 1849, the Mission itself was overrun by squatters, who set up a brewery, a doctor's office, a gambling house and a hotel. The Church was not fully revived until later Catholic immigrants settled in San Francisco.

MANIFEST DESTINY AND THE 49-ERS

In 1846, California was seized from Mexico by the United States, a change in government probably welcomed by the hundreds of British and Americans who had settled near Yerba Buena Cove, the focal point of the growing community.

The discovery of gold in 1848 radically altered the development of the Peninsula, which was renamed San Francisco in 1847. The City's population



detail of carving, 1241 Guerrero St., 1887, Stick-Eastlake style

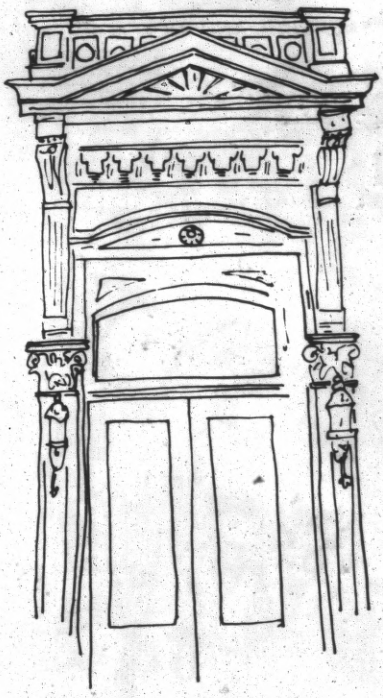
swelled from 100 to 25,000 in one year, and by 1850 reached 34,000, as thousands of eager gold-seekers passed through San Francisco to the Mother Lode country inland. Most of these new-comers arrived by sea, and pressure for land near the Cove was enormous.

The area near Rincon Point, called "Happy Valley," was overrun with settlers and squatters. When they could no longer move West, they pushed southwest to the valley where Mission Dolores was located and found the "Mission District" a hospitable place, with good weather and flat terrain.

THE MISSION EXPANDS: TOLL ROADS, STREET CARS & RAILROAD LINES

In 1850, a private company received a franchise to construct a planked toll road 2½ miles from Old Mission Road and 3rd Street to what is now Mission and 16th Street. They charged 25¢ for a man on a horse, 75¢ for a wagon pulled by two horses, and $1 for a team of four.

The road immediately encouraged the development of the Mission as a recreation district. Early resorts featured theaters, a zoo, restaurants and formal gardens. A local newspaper described one of these resorts, MacLaren's Hotel, located near Mission Dolores at the end of Plank Road, a "40-foot wide wooden toll thoroughfare, the beginning of Mission Street." The MacLaren extolled its recent improvements--new front rooms, a



Doorway, 49 Hill Street, 1881, Stick style

"delightful cold bath," and a bar open around the clock.

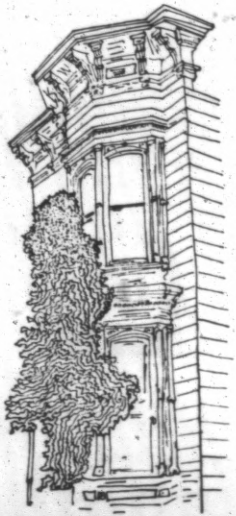
The completion of the San Bruno Turnpike in 1858, gave the Peninsula a new, nearly level road from the Mission District to the plains of San Mateo. During the 1860's the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.

Transportation and passable roadways presaged extensive development in the Mission. The District was quickly surveyed, officially named the "Mission Addition," and streets were constructed in anticipation of new subdivisions.

OWNERSHIP AND DEVELOPMENT

The exact history of land titles in the Mission District is difficult to unravel, but much of the Inner Mission was settled by squatters. In 1855, the City claimed title to the area, but when it became clear that eviction of the squatters would cause riots, the Van Ness Ordinance was passed, which provided for the title to pass to those in possession. This period was one of extensive litigation, as Spanish Californians sought in vain to defend their claims to land granted by the King.

In the late 1860's the title issues were finally resolved, opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. During the 1870's



953 Valencia Street

1875

Italianate style

and 80's, many spacious homes were built for the middle class professionals of the City, who were attracted by the sunny weather, good transportation and suburban atmosphere of the District.

From 1870 to 1900 the population of the Inner Mission grew from 23,000 to 36,000 while the City's numbers more than doubled, from 149,473 to 342,782. No largescale speculation accompanied this expansion of the Inner Mission, which seems to have grown as a natural extension of the City. The District was affected by new developments in the south, however, because the transit lines which served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

317 Lexington Street; 1876, Italianate Style

By the end of the century the land use pattern of the Inner Mission was crystallized. That pattern is still evident today: single family dwellings next to multi-family flats, mixed commercial-residential buildings, stores and services along major transit lines and heavy industrial-commercial uses in the northeast corner.

THE EARTHQUAKE

On April 18, 1906, San Francisco was rocked by a severe earthquake, which disrupted the water supply, destroyed many buildings and killed hundreds of people. The fire which followed the quake could not be contained, and inept efforts to dynamite a safe-zone compounded the conflagration. When the smoke finally cleared, the entire northeastern quarter of the City lay in ashes, and half its population, 175,000 people, were homeless.

Quake damage was only moderately severe in the

Mission District, but the fire-fighting efforts were disastrous. Untrained dynamiters exploded charges too near the flames, and the fire spread south past 20th Street, before it could be controlled.

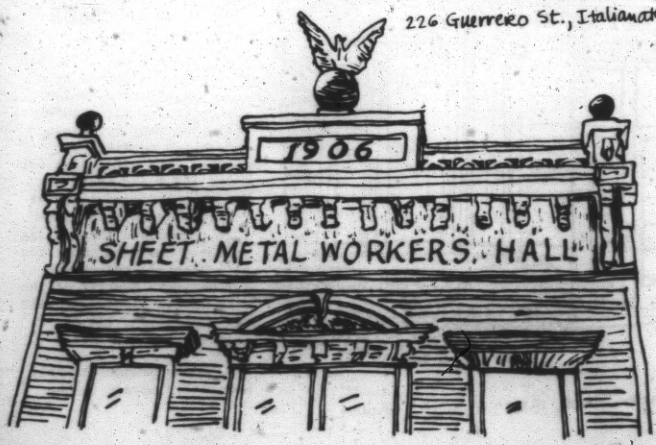
An official relief camp was set up in Dolores Park near the Mission, but unofficial tents and shacks were thrown up on every vacant lot in the District and elsewhere throughout the City.

Mission Street bustled with new commercial activity, as the big downtown stores vied for space to put up temporary shops. Although these large establishments soon returned downtown, they left behind a new feeling for the future of the Mission, whose residents now believed the District was destined for greatness. "An epidemic of plate glass transformations ensued, and the stores assumed an air formerly absent," reported an early observer. Restaurants multiplied, a new theater was built, and the appearance of the commercial sections was noticeably improved.

During the years of reconstruction, many refugees who camped in the Mission stayed to build permanent homes. Most were working-class Irish from south of Market, but many Italians also settled in the District after the quake, because most of North Beach had been destroyed and its residents needed new homes. As the number of Italian immigrants to San Francisco increased, even more moved into the Mission, where there was still room to settle.

Some Mission residents were afraid that the Italians would ruin the neighborhood, but they soon discovered that the Italians weren't much different from the Irish and German locals. Neighbors bantered about family

226 Guerrero St., Italianate style



gardens: "The Germans grow fruit, the Italians grow vegetables, and the Irish grow nothing."

THE EARLY TWENTIETH CENTURY

The advent of the private automobile encouraged residential development in areas of the City without public transportation, such as the Sunset, the Richmond and west of Twin Peaks, and in San Mateo and Santa Clara Counties south of the District. However, this new movement did not affect the Mission, which was still a self-contained community, more suburban than north of Market Street, and considered a good place to raise children. Mission residents even developed an accent, said to resemble "Brooklynese."

By the late 1920's, some of the large Mission houses which survived the fire were divided into a neighborhood store. Apartment houses and flats replaced some single-family homes, and Valencia Street began to absorb the overflow of Mission business.

According to census data, the population of the Mission District has not increased significantly since the fire of 1906, when the last of the District's vacant lots were taken by refugees. After the fire, the Mission was the oldest surviving residential district of the City, but the children of the Mission who lived there in the 1910's and 20's often moved to newer areas as they grew up. The Mission remained a stable neighborhood for workers and professional families through the 1930's and 40's, but after World War II, it joined the Western Addition as a refuge for lower-income people, as

546 Shotwell Street, 1879, stick style

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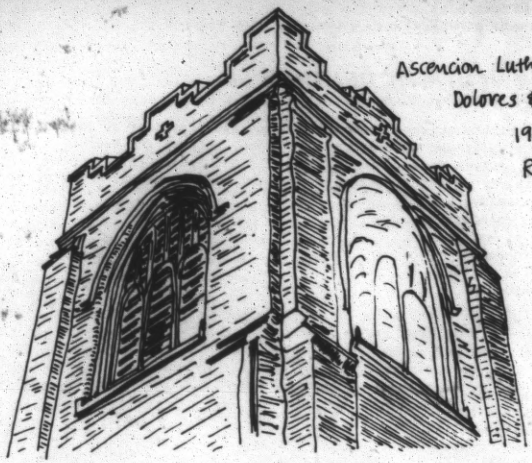


Ascencion Lutheran Church
Dolores & 19th Streets
1908
Romanesque style

freeways, new subdivisions and easy mortgage credit encouraged movement to the suburbs.

AFTER WORLD WAR 2

Since the War, the Mission District has become the home of a number of immigrant groups, dominated by Spanish-surnamed people, or "Latinos." They first came to California as agricultural workers in the twenties. The depression of the 1930's slowed migration from Latin America, but the War again stimulated movement across the border, and dramatic increases occurred from 1950 to 1960 and from 1960 to 1970. During those decades, immigration policies changed, and the proportion of Latinos in the Inner Mission doubled every ten years. Today Latinos constitute almost half the population of the neighborhood.

COALITION POLITICS IN THE MISSION

In such a diverse neighborhood, only a coalition of many community groups could represent the interests of residents. In the last decade two

such federations have made important gains for the Mission District, welding it into a strong, unified neighborhood.

The first effort at a District coalition was the Mission Council on Redevelopment (MCOR), formed in 1966 to oppose urban renewal, proposed for Mission Street as part of an overall plan for the Bay Area Rapid Transit (BART). Two BART stations are located on Mission St., at 16th and 24th Streets, and the redevelopment plan would have made major changes in the character and population of the neighborhood. The proposal was defeated by the San Francisco Board of Supervisors in a close vote, and after this victory MCOR dissolved, because its single issue had been resolved.

firehouse, 1458 Valencia St, 1892
Italianate style

The second federation, the Mission Coalition Organization (MCO), has proven more durable, because it is more broad-based and was formed to act on many issues within the community. MCO is now recognized by City officials as the legitimate spokesman for the neighborhood.

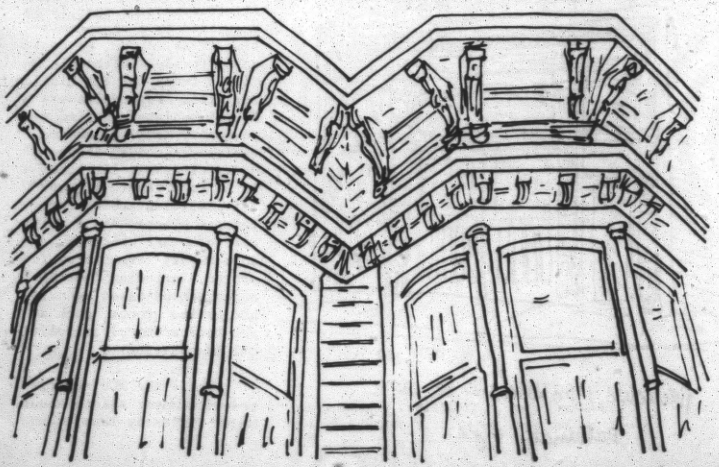
The impetus to organize MCO came in 1968, when San Francisco Mayor Joseph Alioto announced that if so requested by a representative organization, he would apply for federal Model Cities funds for the Mission District. Former leaders of MCOR immediately called a community meeting, where conferees decided to use Model Cities as the lead issue to organize a powerful coalition around the federal program and a multitude of other concerns. Soon twenty-five groups federated, including churches, neighborhood-based agencies and Latino groups, such as the Mexican American Political Association.

While the MCO negotiated with Mayor Alioto about Model Cities by-laws,

discussions were held in the community to solidify MCO strategies and structure. Several basic decisions were made early. First, MCO would perform a dual role: participation in Model Cities and operation of a mass-based, multi-issue action organization, patterned after those developed by Saul Alinsky in Chicago, Central California, Kansas City and New York. Second, MCO would be based on the principle of representative democracy, with annual conventions, monthly delegate councils and weekly steering committee meetings. Standing committees, open to all residents, would organize around issues such as housing, education and health. Third, MCO membership would be as broad-based as possible, to represent all ethnic and economic segments of the diverse neighborhood.

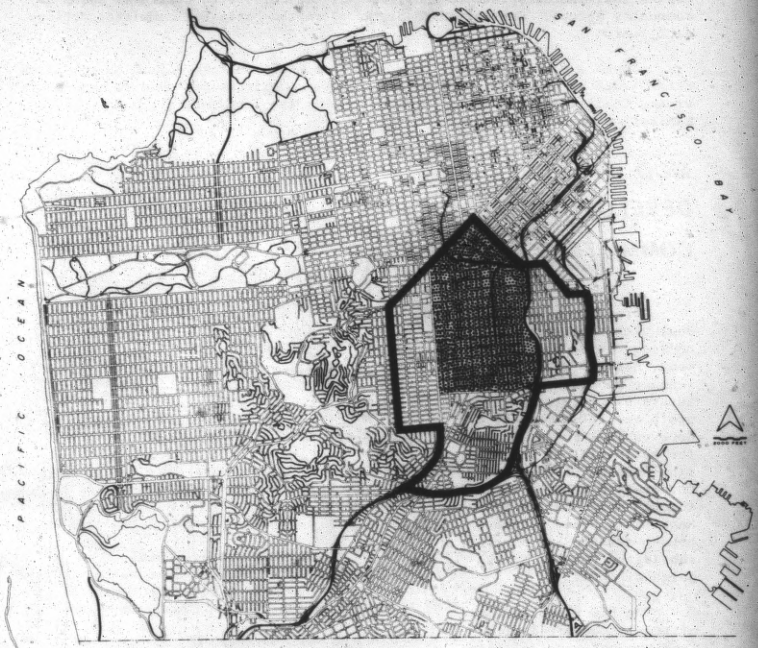
The first Community Convention, October 1968, formally established the Coalition, elected officers, and gave it legitimacy as the voice of the Mission. By September 1970, the MCO Model Cities by-laws were approved by the Mayor, the Board of Supervisors and by the federal Department of Housing and Urban Development (HUD). A Model Cities corporation under the Mayor had responsibility for planning programs in the Mission, but MCO appointed two-thirds of the Corporation Board. As shown in the following map, the boundaries of the Model Neighborhood, or Inner Mission, include only part of the territory of the Mission Coalition, which is thus free from complete dependence on a federal program.

At present, more than two hundred groups have joined the MCO. Member organizations include merchants, unions, tenants, homeowners, welfare recipients, youth, senior citizens, cultural groups, churches, neighborhood agencies, and ethnic, social and fraternal associations. The MCO clearly represents the multi-ethnic and mixed economic character of the Mission District.



1457 Valencia Street, 1885, Italianate style

NEIGHBORHOOD BOUNDARIES



San Francisco

= inner mission

= mission coalition boundaries

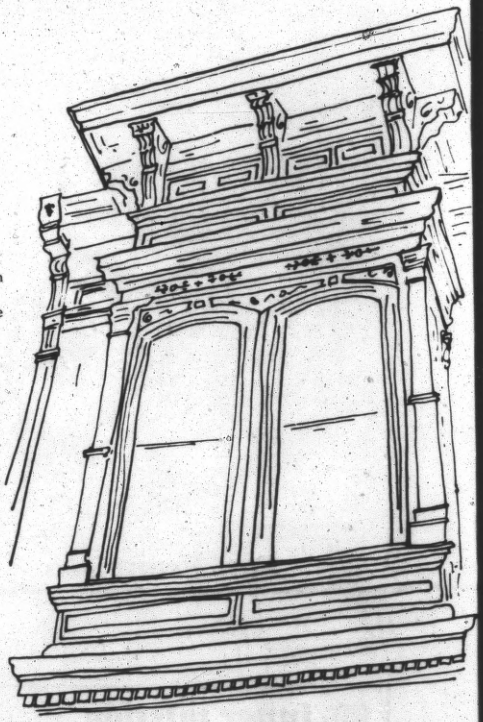
Each year MCO member organizations make policy for the Coalition at the Convention, with representation based on the size of membership. Before each Convention, caucuses form to run slates of officers, with platforms based on community issues. Convention resolution form the basis for committee actions each year.

Over a dozen MCO committees meet each week, to take action in specific areas, such as education or planning. These committees are open to members of any Coalition organization, and to any Mission resident, although only organization members can vote.

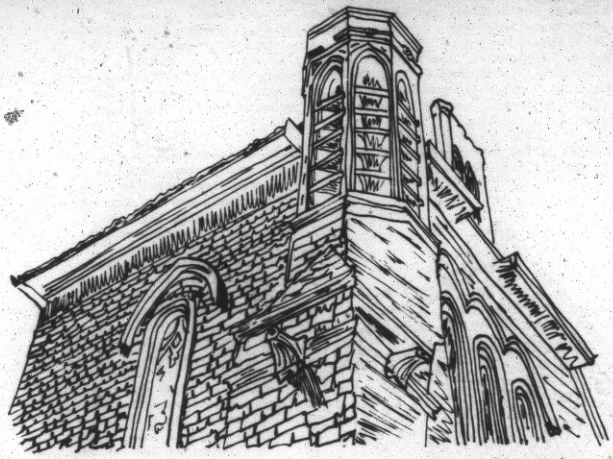
MCO PHYSICAL DEVELOPMENT COMMITTEES

Three MCO committees deal with the issues of housing, physical development, neighborhood maintenance and plans for the future of the Mission. Each month the three meet as a Housing Task Force, to guide the activities of the Mission Housing Development Corporation (MHDC), funded through Model Cities to rehabilitate homes, promote home-ownership and develop subsidized housing in the neighborhood.

The MCO Planning Committee is concerned with land use and physical planning in the Mission District. Through its activities the MCO is recognized as the principal citizen participation organization in the Mission District by the San Francisco Redevelopment Agency, the Mayor's Office and the City Planning Commission. The Planning Committee led successful fights to alter draft plans for height limits and transportation



77 Hill Street, 1883, Stick style



Church, 1074 Guerrero St., 1895, Gothic & Romanesque styles

proposed by the Department of City Planning. The Committee also convened a team of technicians who prepared a plan for the northeast section of the Mission District, which is now a declining industrial-commercial zone with some vacant lots and deserted buildings.

The Housing Committee deals primarily with landlord-tenant problems, using organizational pressure to force landlords to make rent agreements and to improve apartments. The Housing Committee also supports local landlords if tenants damage apartments or are delinquent in their rent.

The Community Maintenance Committee monitors city services such as street cleaning and sidewalk repairs. They are also interested in residential renovation and have just negotiated home-improvement loans at reduced rates for Mission property owners. They led the successful fight to have the abandoned Regal Pale brewery demolished.

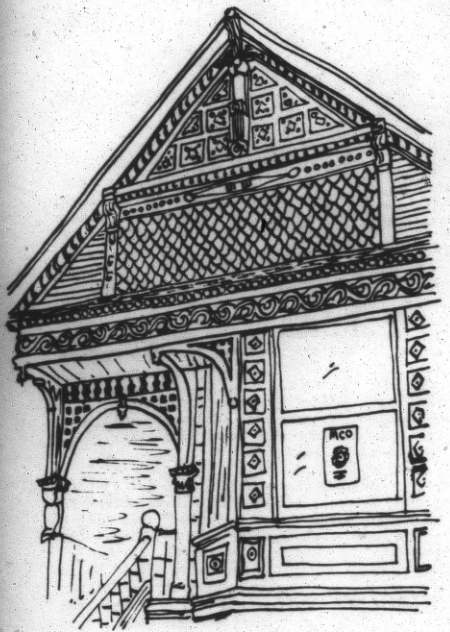
THE ARCHITECTURAL HERITAGE OF THE INNER MISSION

From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the quake, the early days of the Mission District were ones of growth and glory. The heritage of the past is best illustrated by the legacy of the architecture of the neighborhood, examples of which illustrate this report.

Although collectively called "Victorians," these homes, flats and churches represent a variety of styles. Local architects began with the traditions of Europe--Queen Anne, Mansard, Romanesque and Tudor--and soon developed a myriad of eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Economics combined with mass production to engender a proliferation of decorative wooden gingerbread in row after row of houses, each one distinct from the rest.

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant, ten percent of which are in the Inner Mission. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the neighborhood, so most remaining historic buildings are found in the southwestern section, as shown on the following map.

The Mission is the site of superb examples of several styles which are described in the following drawings and photographs. The noble Italianate, the delicately-carved Eastlake, the emphatic Stick-style and the impressive Queen Anne towers provide a refreshing contrast to drab new apartments and stark office buildings.



This home was rehabilitated by the Mission Housing Development Corporation

3035 23rd Street, 1893, Italianate and Stick-Eastlake styles

II. The Architectural Heritage Of The Inner Mission

A. Trends

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant. Almost ten percent are in the Mission, as colorful reminders of its distinctive history and character. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the Inner Mission, so most remaining historic buildings are found in the southwestern section, as shown on the following map.

In 1972, a second field survey found that 245 of the 252 Mission buildings were still intact, as shown on the following table. Further investigation showed both hopeful and discouraging trends. More than two-thirds of the historic buildings in the area are owner-occupied, a trend which indicates an increasing stability. Only one in three San Franciscans is a home-owner, a rate double that of the rest of the Inner Mission.

However, virtually all of these historic buildings are sited on land where commercial or higher-density housing development is allowed. Economic pressures are forcing many owners of Mission Victorians to build stores or apartments. In the Inner Mission alone, 640 housing units were torn down between 1960 and 1971. The vast majority of those demolished were single-family homes and flats from the pre-earthquake era.

B. Styles in the Mission

The drawings throughout this report illustrate the architectural styles in the Inner Mission. A complete list is included in the Appendix.

The oldest building in San Francisco is the Mission Dolores, which survived the earthquake, the fire and efforts to dynamite the flames. Today the Mission looks much as it did in 1791, when it was made from adobe bricks, with a redwood roof lashed together with rawhide strips. The Mission illustrates the late Baroque style of Mexican churches.

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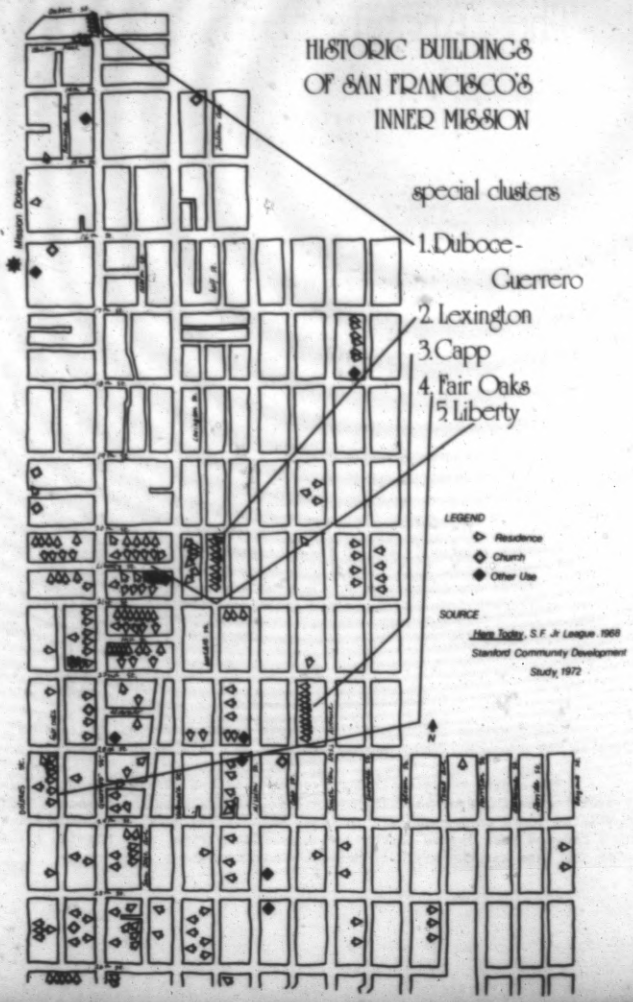

HISTORIC BUILDINGS
OF SAN FRANCISCO'S
INNER MISSION
special clusters
1. Duboce-
Guerrero
2. Lexington
3. Capp
4. Fair Oaks
5. Liberty
LEGEND
Residence
Church
Other Use
SOURCE
Here Today, S.F. Jr League 1968
Stanford Community Development
Study, 1972
N
Mission Dolores

Historic Buildings of the Inner Mission

1. CONDITION AND OWNERSHIP--RESIDENTIAL BUILDINGS (UNITS)[1]

	Owner-Occupied[2]		Absentee-Owned	
Good	96	(166)	45	(162)
Fair	41	(71)	24	(78)
Needs Repair	19	(30)	7	(31)
Total	156	(267)	76	(271)
Percent	68%	50%	32%	50%

2. ZONING AND OWNERSHIP OF RESIDENTIAL AND MIXED BUILDINGS

Zone[3]	Owner-Occupied		Absentee-Owned	
	Number	Percentage	Number	Percentage
R-3	90	58%	38	50%
R-4	42	27	27	35
R-5	3	2		
C-M	3	2	2	3
C-2	18	11	9	12
Total	156	100%	76	100%

1. Number of units was obtained from the Assessor and is approximate.

2. Owner-occupancy was determined from the 1972 Homeowner's Exemption tapes of the Assessor.

3. Zoning code: R = residential. The number following = density. C-M = heavy commercial. C-2 = neighborhood commercial.

Another historic architectural style in the IM is Gothic, characterized by pointed arches of various sizes and usually used in church design. The 1890 Holy Innocents Episcopal Church at 455 Fair Oaks demonstrates the Gothic arch, further accentuated by gabled roof and bell tower. At 1074 Guerrero, the 1895 Korean United Presbyterian Church combines Gothic and Romanesque styles under a steep gabled roof. St. John's Episcopal Church at 120 Julian Street is another combination of styles, Gothic and Tudor Lantern, built in 1909.

376 Lexington St., 1876, unadorned italianate style

The Romanesque style was first made popular in the Eastern United States by architect H. H. Richardson. This copy of an ancient European style is best illustrated by the Quadrangle Building at Stanford University. In San Francisco, local architects translated the style into wood, often adding a Near Eastern or Moorish flavor. Typical aspects of Romanesque are broad, round arches supported by short pillars.

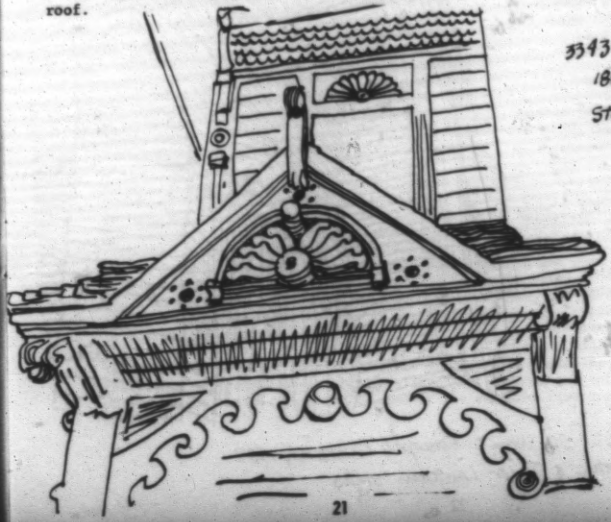
Queen Anne is another popular style well-represented in the Mission. The cover of this report shows the rounded corner tower, steep gabled roof and shingled walls which characterize the style, another import from Europe. American designers copied British tiling and brickwood with indigenous materials such as wood and shingles. This 1886 home, at 1348 South Van Ness, and another example at 1286 Guerrero, show the bold form and fine detailing of Queen Anne design.

The Italianate style derives from Renaissance architecture and was especially popular in San Francisco between 1850 and 1875. Italianate homes usually have strong vertical emphases, well-suited to construction in a densely-built city. These structures often have tall, narrow doors and windows, elaborate pediments and porches bordered with Corinthian columns. Two outstanding examples are 1366 Guerrero and 212 Fair Oaks, both lavishly restored.

Occasionally this style copied the Italian villa, well represented by the cottage at 3035 23rd Street. This 1893 structure is especially striking, with its many intricate details, such as leaf carvings and diamond-shaped shingles.

The Stick-style building is visible throughout the Mission. This wooden frame construction method was strengthened and accentuated by exterior "sticks" arranged in a stylized pattern. A creature of the industrial revolution, the Stick-style home was often embellished by flat mass-produced gingerbread. A further elaboration was the Stick-Eastlake style, featuring carved panels and moldings in many shapes -- maiden's heads, flowers, fruits and animals.

Stick and Stick-Eastlake are among the best represented styles in the Mission, and excellent examples are scattered throughout the neighborhood. Two were used to illustrate this report: 200 Fair Oaks was built in 1886, with a facade adorned by sticks and a carved bay window. A more elaborate Stick-Eastlake home at 1233 Guerrero combines stick decorations with floral carvings, distinctive columns and a peaked roof.



3343 21st. St.
1880
Stick-Eastlake style

Not all the historical buildings in the IM are homes or churches. The Sheet Metal Workers Union Hall at 226 Guerrero is distinguished by a striking carved eagle straddling a globe on the roof. Once a private fire-house, 1458 Valencia Street is a handsome example of the Italianate style with arched windows and Corinthian half-columns, built in 1882.

C. Clusters

Although these buildings are significant enough as individuals, their historic flavor is shown most truly in five "clusters" within the neighborhood.

1. Capp Street: One of the best historic clusters in the Mission is Capp Street between Twenty-Second and Twenty-Third Streets, where ten lovely Stick-Eastlake homes are located.

Three of those thirteen have been drastically remodeled since the 1968 survey, and have lost much of their original charm. Of the ten remaining, most have delicately carved balustrades rising into a small pediment above the door. The roofs of the houses are supported by decorative brackets, and many of the windows are outlined in multi-colored stained glass inlays. The houses are further decorated with fishscale shingles over the square bay windows and carvings above the garage and second floor windows.

120 Julian St., St. John's Episcopal Church, 1909
Gothic & Tudor Lantern styles

394 fair oaks, 1890's, Queen Anne & Eastlake styles

2. Lexington Street: Thirteen Italianate dwellings can be seen on Lexington Street between Twentieth and Twenty-First Streets. The house at 317 Lexington is decorated with quoins and has the slanted bay window so characteristic of the Italianate style. The house at 330 Lexington has lunette pediments above its windows. The houses at 351 and 353 Lexington are mirror twins, built to simulate a duplex. In common with many San Francisco Italianates, these homes have false fronts, and many have original iron fences protecting the front doors.

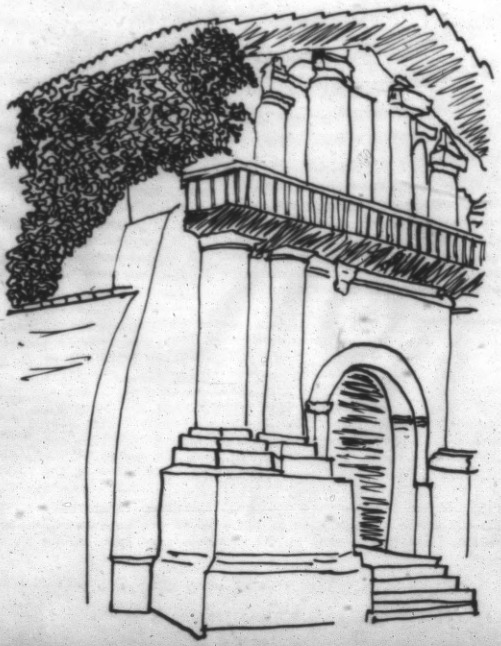
3. Guerrero Street: Five outstanding homes situated on Guerrero between Duboce Street and Clinton Park survived the fire of 1906 that destroyed so many homes in the northwest corner of the Inner Mission Neighborhood. The home at 102 Guerrero is an elaborate styled Italianate. The first floor bay window is ornately carved and surrounded by colonettes and window frames. The roof is embellished with brackets and the colonades with intricate carvings. Next door at 104 Guerrero stands a late Period piece whose facade is balanced by rounded bay windows, and porticos topped by balustrades. The columns in front of the door are topped by lovely carved capitals.

The houses at 120, 122 and 126 Guerrero are excellent examples of the restrained Italianate style. Their slanted bay windows are enhanced by pipe-stem colonnettes, and the columns at the entrance rise into carved capitals.

4. Fair Oaks Street: Five historic homes are located in the vicinity of Fair Oaks between Twenty-Third and Twenty-Fourth Streets. The house at 3679 Twenty-Third Street was designed with a balanced facade in the Italianate style. Good examples of Stick-style architecture can be seen at the corner of Fair Oaks and 23rd Street. 200 Fair Oaks has prominant square windows and beautifully carved capitals above the entrance columns. 210 Fair Oaks has been painted black and white, revealing the minutely carved embellishments of the Stick-style so often unnoticed by the casual observer.

This cluster and several other Fair Oaks Victorians are featured in the first tour in the attached report, "Take a Walk Through Mission History."

5. Liberty Street: This cluster is the glowing casualty of a private paint war, as individual owners vie to see whose home can be the brightest, if not the best. Walking Tour Number 3 highlights Liberty Street.



the Mission Dolores built in 1791

III.
HISTORIC PRESERVATION: Why and How?

A. Why should the historic buildings of the Mission be preserved?

1. A sense of history: The Mission District played an important role in the development of San Francisco. The many remaining homes and churches of the pre-earthquake era are a tangible reminder of that exciting past and should be preserved to enhance community pride.

2. Beauty: The riotous carvings and colorful decorations of the many architectural styles in the Mission offer an harmonious and pleasing vista seldom found in more modern structures. These beautiful buildings can be duplicated today only at enormous cost; therefore preservation is economically sound, as well as esthetically preferable.

3. Family housing: Mission families are large and need the amount of space now found in the many Victorian homes and flats in the neighborhood. In the past, the demolition of these structures has resulted only in new gas stations, stores or modern apartments, too small and expensive for many Mission families.

4. Homeownership resources: An unrestored Victorian is one of the few resources available within the Mission for a home buyer of modest means. Especially for the "handyman" owner who wants to rehabilitate several flats, these older buildings afford the opportunity for purchase and repair at relatively reasonable prices.

   For homeowners with larger incomes, Mission Victorians provide a resource of many unspoiled homes which will respond admirably to extensive restoration. Because many Mission families are middle-income, the availability of a restorable housing stock within the neighborhood will encourage them to remain in the District.

B. How can the historic buildings of the Mission be preserved?

1. Designation as landmarks: The Landmarks Preservation Advisory Board was established in 1969 to advise the City Planning Commission and the Board of Supervisors about buildings or areas of historic significance.

   The Landmarks Board has nine members, who are appointed by the Mayor. If they find a home, church or building -- or entire block -- to have "special character or historical, architectural or esthetic interest or value," they can recommend designation as a landmark.

   If their recommendation is accepted by the Commission and the Supervisors, certain regulations protect the building. The owner may

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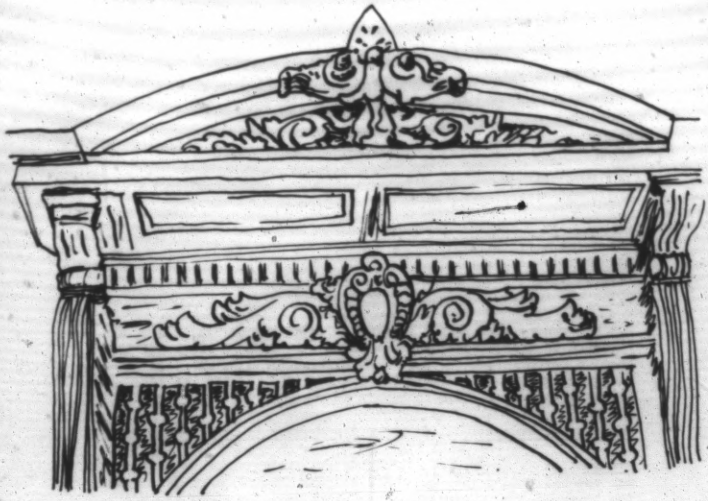
remodel the exterior of the building only in a manner which will preserve or enhance its historic character, and he must first receive a Certificate of Appropriateness from the City Planning Commission.

If he wishes to demolish or significantly alter a designated landmark, the owner must notify the Commission. After a public hearing, the Commissioners may delay any action for six months. An additional six months' reprieve may also be granted by the Supervisors. During this six-twelve month period, the Landmarks Board and other groups can search for funds to purchase the structure and save it from demolition. If no money can be found, the landmark will be destroyed.

No buildings in the Inner Mission Neighborhood are San Francisco Landmarks, although nearby Mission Dolores was officially designated several years ago.



3552 23rd St., 1880, Italianate and Queen Anne styles

2. Financial assistance: Although designation as a landmark is an important means of protecting buildings and historic areas, this honor does not assist those who want to purchase or renovate Victorians in the Inner Mission Neighborhood.

In the past, several San Francisco neighborhoods have received rehabilitation funds from the U. S. Department of Housing and Urban Development (HUD).

In the Western Addition A-2 Redevelopment Project, several Victorians were handsomely restored, using rehabilitation loans administered by the San Francisco Redevelopment Agency. Seven residential neighborhoods in the City were rehabilitated under the Federally Assisted Code Enforcement program, using grants and low-interest loans administered by the Bureau of Building Inspection.

Although both of these programs helped preserve many of San Francisco's Victorian homes, each is jeopardized by a recent "freeze" on HUD funds. Therefore, neither FACE nor redevelopment offers a plausible solution to the needs of historic preservation in the Inner Mission Neighborhood.

The single most realistic source of assistance is illustrated by two programs now being administered by the Mission Housing Development Corporation (MHDC). With the help of the Community Maintenance Committee of the Mission Coalition Organization, the MHDC has begun to give loans for home-ownership and for home repairs to qualified Mission residents.

These innovative programs are the result of months of political negotiations between MCO and local private lending institutions which had previously been reluctant to loan money within the neighborhood. If federal resources are unavailable, political action against private institutions may be a major source of funds for historic preservation on a neighborhood basis.

3. Private initiatives: Both individual buildings and the several historic "clusters" in the Inner Mission Neighborhood can be greatly enhanced through private initiative. Evidence of this initiative is readily apparent in some sections of the IM where owners have painted their homes in striking colors and enhanced them with greenery and gaslights.

Organizing a group to help preserve Mission Victorians is one example of private action. Such a group could organize home tours, raise funds for plaques, research the history of buildings in the neighborhood and join other organizations to lobby for changes in zoning and tax policy. They could also demand that more government resources be devoted to the preservation of the dwindling historic relics of San Francisco and of the Nation.

The Foundation for San Francisco's Architectural Heritage is an excellent example of a private organization working for historic preservation. Although Heritage is not based in any specific neighborhood, its activities could be duplicated by an organization in the Inner Mission Neighborhood.

Heritage has established a revolving fund for the purchase of threatened landmarks, which it then resells to an owner who agrees to preserve its historic characteristics. Heritage also serves as a clearinghouse for information and can give legal and financial advice to people who want to restore historic buildings in the City.

Environmental improvements can greatly enhance preservation efforts, especially in the Inner Mission Neighborhood, which has little greenery and much street litter. The San Francisco Bureau of Landscaping and Street Planting has free "tree kits" which suggest appropriate species for different areas of the City. The kit also explains how to organize a block for tree-planting. If a mimimum number of owners agree to plant trees, the Bureau will cut holes in the sidewalk and help with the planting.

4. Public action: Although individual initiative is necessary for historic preservation in the Inner Mission Neighborhood, public attention and funds are crucial ingredients. While private owners may restore their own homes, and block groups may plant trees, without a City commitment, these efforts will be fragmented and uncoordinated. Public responsibility for improving the environment and maintaining the quality of the Mission cannot be ignored.

Both the Planning and the Community Maintenance Committees of the MCO have developed action agendas to improve the Inner Mission Neighborhood. Some of their suggestions:

Change zoning in the IM to protect existing lower-density housing from replacement by stores or apartments.

Use City gas tax funds to plant street trees in the Mission.

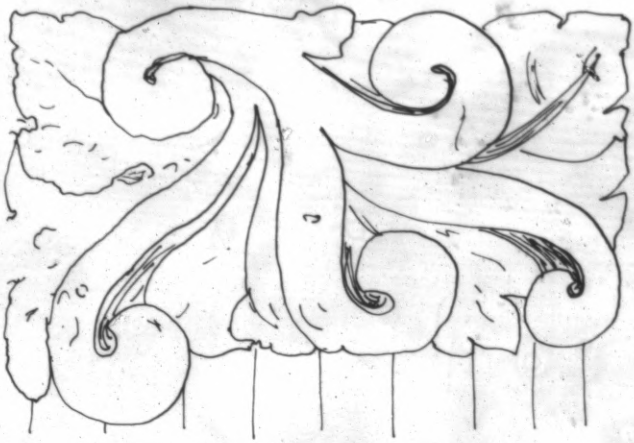
Alter tax policies to encourage improvement and preservation of older buildings.

Assign more street-cleaners to the neighborhood.

Through these combinations of private interest and public commitment, the architectural heritage of the Inner Mission Neighborhood can be preserved for future generations.

APPENDICES

- **REFERENCES**
- **RESOURCES FOR HISTORIC PRESERVATION**
- **INNER MISSION INVENTORY**



detail, Korean Church, 1084 Guerrero St., 1895
Gothic and Romanesque styles

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Cover: The cover drawing illustrates a Stick-Queen Anne residence at 1348 South Van Ness, which was built in 1886 by architect Seth Bobson.

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(1) Information about California Indians was provided by Sidney Shaw, from the following sources: Native Americans of California and Nevada by Jack D. Forbes, Handbook of the Indians of California by A. L. Kroeber, California Indians by R. F. Heizer and M. A. Whipple and Anza's California Expeditions, Vol. IV translated by H. E Bolton.

(2) Unless otherwise indicated, material about the history of the Mission District from the Spanish era through World War II was adapted from a manuscript prepared by Mrs. Gail Simpson.

(3) MacLaren's Hotel was described in "For Luxury, a Cold Bath," Millie Robbins, San Francisco Chronicle, Sept. 25, 1972, p. 18.

(4) Information about the 1906 earthquake was compiled from the following sources: The Damndest Finest Ruins by Monica Sutherland, Earthquake Country by the Sunset Publishing Company, Earthquake Hazard in the San Francisco Bay Area by Karl V. Steinbrugge and The San Francisco Earthquake by Gordon Thomas and Max Morgan Watts.

Section II, The Architectural Heritage of the Inner Mission Neighborhood:

(1) Construction, demolition and net change figures were derived from Changes in the San Francisco Housing Inventory, issued annually by the San Francisco Department of City Planning.

(2) Information about historic buildings and architectural styles, was derived from the following sources: Here Today by the San Francisco Junior League and Victorians: An Account of Domestic San Francisco -- 1870-1890 by Wesley D. Vail.

(3) Existing condition, ownership and use were determined in a field survey taken by the Stanford Community Development Study, August, 1972. An abbreviated version of that survey is included in the appendix of this report.

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INVENTORY OF HISTORIC BUILDINGS IN THE INNER MISSION NEIGHBORHOOD
INFORMATION SOURCES AND KEY TO ABBREVIATIONS

Address: Taken from Here Today, San Francisco Junior League, 1968. These buildings were checked in a field survey by the Stanford Community Development Study, September 1972.

Block: Each block in San Francisco is given a number. Numbers were obtained from San Francisco City Assessor files.

Lot: Each lot is given a number. Numbers were obtained from San Francisco City Assessor's files. Lots are identified by their number and the number of the block in which they are located.

Style: Style was determined according to the Here Today architectural descriptions. The following architectural styles appear in the Mission Buildings:

Baroque (B)
Classical Revival (C)
Colonial Revival (CR)
Eastlake (E)
Gothic (G)
Italianate (I)
Dutch Colonial (DC)
Period (P)
Queen Anne (QA)
Romanesque (R)
Stick Eastlake (SE)
Stick Style (SS)
Tudor (T)

Units: The number of units, if available, was taken from the Assessor's files.

Use: The abbreviation indicates Residential, Commercial, Mixed (Commercial and Residential), or Industrial use, as determined in the 1972 field survey.

Year Built: Taken from Here Today.

Zone: "R" means Residential zone, followed by a number which indicates the density allowed (R-5 is the highest density possible; R-1 is the lowest density, containing single family homes.)

"C" means Commercial, also followed by a number indicating the intensity allowed (C-1 applies to community service business and C-M means commercial manufacturing.)

"M" means manufacturing and is designated either M-1 or M-2, according to the intensity allowed.

INVENTORY

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
1	113-115½ Bartlett	3636-46	1890	SS	Res(4)	C-2
2	117-119a Bartlett	3636-45	1893	I	Res(4)	C-2
3	145-147 Bartlett	3636-44a	1893	I	Res(2)	C-2
4	203 Bartlett	3643-47	1876	I	Res(5)	C-2
5	255-57 Bartlett	3643-41	1871	I	Res(2)	C-2
6	259-263 Bartlett	3643-40	1877	I	Res(6)	C-2
7	279-81 Bartlett	3643-37	1894	SE	Res(2)	C-2
8	318&320 Bartlett	6515-5&6	1875	SS	Res(3)	R-3
9	335&339 Bartlett	6516-19&20	1875	SS	Res(2)	C-2
10	373-75 Bartlett	6516-12	1870	I	Res(2)	C-2
11	432 Bartlett	6530-4	1875	I	Res(1)	R-3
12	476-78 Bartlett	6530-10	1870	I	Res(2)	R-3
13	494-96 Bartlett	6530-11a	1870	I	Res(2)	R-3
14	513 Bartlett	6569-27	1870	I	Res(2)	C-2
15	2636 Bryant	4268-4	1890	I	Res(n.a.)	R-3
16	2648 Bryant	4268-5	1889	SE	Res(n.a.)	R-3
17	437 Capp	3595-40	1887	I	Res(n.a.)	R-4
18	715-17 Capp	3637-59	1889-94	E	Res(2)	R-4
19	719-21 Capp	3637-58	1889-94	E	Res(2)	R-4
20	723-25 Capp	3637-57	1889-94	E	Res(2)	R-4
21	727-29 Capp	3637-56	1889-94	E	Res(2)	R-4
22	735-37 Capp	3637-54	1889-94	E	Res(2)	R-4
23	739-41 Capp	3637-53	1889-94	E	Res(2)	R-4
24	741-43 Capp	3637-52	1889-94	E	Res(3)	R-4
25	751-53 Capp	3637-50	1889-94	E	Res(2)	R-4
26	755-57 Capp	3637-49	1889-94	E	Res(2)	R-4
27	763-65 Capp	3637-18a	1889-94	E	Res(2)	R-4
28	263-65 Dolores	3556-30	1892	P	Res(3)	R-4
29	300 Dolores		1782-91	B-CR	Church	Landmark
30	347 Dolores	3567-31	1907		School	R-4
31	601 Dolores	3568-60	1908	R	Church	R-4
32	655 Dolores	3598-28	1916	C	Church	R-4
33	1037-39 Dolores	3648-27	1887	SE	Res(2)	R-4
34	1275-77 Dolores	6534-20	1903	SS-QA	Res(3)	R-4
35	1285-87 Dolores	6534-18	1870	I	Res(2)	R-4
36	1289 Dolores	6534-17	1883	SS	Res(1)	R-4
37	31 Fair Oaks	3618-61	1888	QA	Res(3)	R-3
38	68 Fair Oaks	3618-49	1888	QA	Res(1)	R-3
39	108 Fair Oaks	3631-3	1891	SS	Res(2)	R-3
40	200-02 Fair Oaks	3648-1	1886	SS	Res(4)	R-3
41	210 Fair Oaks	3648-3,4	1889	SS	Res(6)	R-3
42	212 Fair Oaks	3648-5	1873	I	Res(3)	R-3
43	214-16 Fair Oaks	3648-6	1870	SS	Res(3)	R-3

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
44	223-25 Fair Oaks	3647-26	1883	SS	Res(2)	R-3
45	260 Fair Oaks	3648-10a	1870	SS	Res(2)	R-3
46	387 Fair Oaks	6512-15	1897	E	Res(2)	R-3
47	394 Fair Oaks	6511-15	mid-1890's	E-QA	Res(3)	R-3
48	435 Fair Oaks	6533-32	1888	SS	Res(1)	R-3
49	455 Fair Oaks	6533-27	1890	G	Church	R-3
50	463 Fair Oaks	6533-26	1878	SS	Res(1)	R-3
51	464 Fair Oaks	6534-12	1886	SS	Res(1)	R-3
52	2533 Folsom	3613-26	1885	SS	Res(1)	R-3
53	102 Guerrero	3534-1	1883	I	Res(4)	R-4
54	104-14 Guerrero	3534-2	1910	E	Res(6)	R-4
55	120 Guerrero	3534-3	1878	I	Res(1)	R-4
56	122 Guerrero	3534-4	1878	I	Res(1)	R-4
57	126 Guerrero	3534-5	1878	I	Res(2)	R-4
58	226 Guerrero	3545-3	1906	I	Institution	R-4
59	801-803 Guerrero	3608-58	1870	I	Res(4)	R-4
60	827 Guerrero	3608-53	1880	QA	Res(1)	R-4
61	845 Guerrero	3608-51	1871	I	Res(1)	R-4
62	862 Guerrero	3607-9	1883	I	Res(2)	R-4
63	863 Guerrero	3608-28	1872	I	Res(1)	R-4
64	900-02 Guerrero	3618-1	1895	QA	Res(3)	R-4
65	906 Guerrero	3618-2	1882	SS	Res(3)	R-4
66	915-17 Guerrero	3617-63	1879	I	Res(3)	R-4
67	948 Guerrero	3618-6	1878	I	Res(1)	R-4
68	964 Guerrero	3618-9	1890	SS	Res(4)	R-4
69	986 Guerrero	3618-12	1883	SS	Res(1)	R-4
70	988-990 Guerrero	3618-13	1889	SE	Res(2)	R-4
71	1056-58 Guerrero	3632-8	1889	SS	Res(2)	R-4
72	1074 Guerrero	3632-9	1895	G	Church	R-4
73	1076 Guerrero	3632-11	1887	I	Res(1)	R-4
74	1169 Guerrero	3645-17	1881	I	Res(1)	R-4
75	1177 Guerrero	3645-16	1881	I	Res(2)	R-4
76	1180-82 Guerrero	3647-12	1884	I	Res(2)	R-4
77	1233 Guerrero	6513-19	1889	SE	Res(3)	R-3
78	1241 Guerrero	6513-18	1887	SS	Res(2)	R-3
79	1286 Guerrero	6512-26	1894	QA	Res(7)	R-3
80	1317-19 Guerrero	6532-29	1889	SE	Res(2)	R-3
81	1320 Guerrero	6533-5	1880	I	Res(1)	R-3
82	1325 Guerrero	6532-28	1886	SS	Res(1)	R-3
83	1335 Guerrero	6532-26	1918	C-B	Institution	R-3
84	1366 Guerrero	6533-13	1880	I	Res(3)	R-3
85	1413 Guerrero	6568-11C	1894	SE	Res(2)	R-4
86	1415 Guerrero	6568-11B	1894	SE	Res(4)	R-4
87	120 Julian	3454-31	1909	G	Church	R-3
88	1-1a Juri	6532-7	1894	SS	Res(2)	R-3
89	2 Juri	6532-4a	1887	I	Res(1)	R-3
90	3-5 Juri	6532-7a&7b	1894	SS	Res(2)	R-3
91	317-19 Lexington	3609-77	1876	I	Res(2)	R-3
92	329 Lexington	3609-44	1877	I	Res(1)	R-3
93	330 Lexington	3609-49	1876	I	Res(2)	R-3

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
94	333 Lexington	3609-73	1877	I	Res(2)	R-3
95	334 Lexington	3609-50	1876	I	Res(1)	R-3
96	337-39 Lexington	3609-72	1877	I	Res(2)	R-3
97	338 Lexington	3609-51	1876	I	Res(1)	R-4
98	342 Lexington	3609-52	1876	I	Res(2)	R-3
99	351 Lexington	3609-69	1883	I	Res(2)	R-3
100	353-55 Lexington	3609-68	1883	I	Res(2)	R-3
101	359-61 Lexington	3609-67	1899	I	Res(2)	R-3
102	367 Lexington	3609-65	1883	I	Res(1)	R-3
103	376 Lexington	3609-60	1876	I	Res(2)	R-3
104	109 Liberty	3607-41	1870	I	Res(5)	R-3
105	159 Liberty	3607-36	1878	I	Res(1)	R-3
106	2875-79 Mission	6517-23	1883	SS	Mixed(5)	C-2
107	2901 Mission	6528-32a	1891	SS	Mixed(7)	C-2
108	200 San Jose	6513-1	1877	I	Res(2)	R-5
109	210 San Jose	6513-2a	1878	I	Res(2)	R-5
110	248 San Jose	6513-8	1884	SS	Res(2)	R-4
111	254 San Jose	6513-8a	1884	SS	Res(1)	R-4
112	325-27 San Jose	6531-25	1885	SS	Res(2)	R-3
113	330-40 San Jose	6532-10	1876	E	Res(6)	R-3
114	380 San Jose	6532-34	1884	I	Res(2)	R-4
115	393-95 San Jose	6531-19B	1875	I	Res(2)	R-4
116	306 Shotwell	3574-52	1879	SS	Res(2)	C-M
117	328 Shotwell	3574-54	1879	SS	Res(2)	C-M
118	334 Shotwell	3574-55	1879	SS	Res(2)	C-M
119	340 Shotwell	3574-56	1879	SS	Res(2)	C-M
120	346 Shotwell	3574-57	1879	SS	Res(2)	C-M
121	352 Shotwell	3574-58	1879	SS	Res(4)	C-M
122	522 Shotwell	3594-32	1870	I	Res(1)	R-3
123	648 Shotwell	3611-40	1884	I	Res(2)	R-3
124	650-52 Shotwell	3611-41	1899	SS	Res(2)	R-3
125	651-57 Shotwell	3611-50	1895	SS	Res(2)	R-3
126	658 Shotwell	3611-62	1899	CR	Res(1)	R-3
127	661-63 Shotwell	3611-49	1895	SS	Res(2)	R-3
128	667-69 Shotwell	3611-48	1895	SS	Res(3)	R-3
129	671-73 Shotwell	3611-47	1895	SS	Res(3)	R-3
130	682 Shotwell	3611-45	1870	SS	Res(2)	R-3
131	1150-52 Shotwell	6526-7	1875	I	Res(2)	R-3
132	1164 Shotwell	6526-8	1899	T	Res(1)	R-3
133	822 S. Van Ness	3595-4	1883	I	Res(1)	R-4
134	834 S. Van Ness	3595-5	1887	I	Res(2)	R-4
135	1321 S. Van Ness	6519-37	1884	I	Res(1)	R-4
136	1348 S. Van Ness	6518-6	1886	SS-QA	Res(1)	R-4
137	1381 S. Van Ness	6519-46	1884	SS	Res(2)	R-4
138	1200-02 Treat Ave	6524-1	1890	SE	Res(?)	R-3
139	1204-06 Treat Ave	6524-3	1885	SS	Res(2)	R-3
140	1232 Treat Ave	6524-7	1885	I	Res(7)	R-3
141	933 Valencia	3609-37	1875	I	Res(2)	C-2
142	945 Valencia	3609-35	1875	I	Res(2)	C-2
143	953-55 Valencia	3608-33	1875	I	Res(2)	C-2

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
144	956-66 Valencia	3608-5	1878	SS	Res(9)	C-2
145	1427 Valencia	6530-21	1880	I	Res(2)	C-2
146	1447-49 Valencia	6530-18	1889	SE	Res(2)	C-2
147	1457-63 Valencia	6530-16	1885	I	Res(4)	C-2
148	1458 Valencia	6531-11	1882	I	Institution	C-2
149	1876 15th St	3545-25a	1852	I	Res(2)	R-4
150	3260 18th St	3574-85	1887	I	Institution	C-M
151	3441-45 20th St	3610-47	1891	QA	Res(2)	R-4
152	3447 20th St	3610-47	1891	QA	Res(6)	R-4
153	3549-51 20th St	3609-81	1876	I	Res(2)	R-4
154	3625 20th St	3608-70	1888	I	Res(3)	R-3
155	3635 20th St	3608-69	1876	SS	Res (2)	R-3
156	3643 20th St	3608-67	1891	I	Res(1)	R-3
157	3647 20th St	3608-66	late 1880's	I	Res(1)	R-3
158	3733-35 20th St	3607-70	1880	SE	Res(2)	R-4
159	3737-39 20th St	3607-69	1876	I	Res(2)	R-4
160	3755 20th St	3607-65	1887	I	Res(1)	R-3
161	3763 20th St	3607-64	1880	I	Res(1)	R-3
162	3765 20th St	3607-63	1876	I	Res(1)	R-3
163	3769 20th St	3607-62	1871	I	Res(2)	R-4
164	3233-35 21st St	3616-55	1885	SS	Res(2)	C-2
165	3239 21st St	3616-54	1885	SS	Res(2)	C-2
166	3243-45 21st St	3616-53	L880	SE	Res(2)	C-2
167	3320 21st St	3608-11	1877	I	Res(2)	R-3
168	3324 21st St	3608-12	1877	I	Res(1)	R-3
169	3325 21st St	3617-78	1885	SS	Res(1)	R-3
170	3329 21st St	3617-77	1883	I	Res(2)	R-3
171	3333-37 21st St	3617-76	1890	SS	Res(3)	R-3
172	3339-41 21st St	3617-75	1876	SS	Res(4)	R-3
173	3343-45 21st St	3617-74	1885	SE	Res(2)	R-3
174	3352-54 21st St	3608-18	1876	SS	Res(2)	R-3
175	3364 21st St	3608-21	1873	I	Res(3)	R-3
176	3367-69 21st St	3617-69	1885	SE	Res(2)	R-3
177	3371 21st St	3617-68	1885	SE	Res(2)	R-3
178	3375 21st St	3617-67	1885	SE	Res(2)	R-3
179	3126 22nd St	3615-13	1900	G	Church	R-4
180	3322-22A 22nd St	3617-13	1875	I	Res(2)	R-3
181	3545-56 22nd St	3617-19	1884	SS	Res(2)	R-3
182	3378-80 22nd St	3617-24	1890	SS	Res(3)	R-3
183	3385-89 22nd St	3633-20	1884	SS	Res(3)	R-4
184	3426-32 22nd St	3618-15	1899	I	Res(4)	R-3
185	3434-36 22nd St	3618-16	1899	I	Res(2)	R-3
186	3438-40 22nd St	3618-16a	1899	I	Res(2)	R-3
187	3035 23rd St	3640-59	1893	SE	Res(1)	R-3
188	3231 23rd St	3642-35	1891	QA	Church	C-2
189	3326 23rd St	3636-13	1877	I	Mixed(1)	C-2
190	3330 23rd St	3636-14	1886	SS	Res(2)	C-2
191	3336 23rd St	3636-15	1882	I	Res(1)	C-2
192	3327-49 23rd St	3643-48&49	1877	I	Mixed(9)	C-2
193	3503-05 23rd St	3646-1	1892	QA-E	Res(2)	R-4

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
194	3507-09 23rd St	3646-28	1892	QA-E	Res(3)	R-4
195	3350-52 23rd St	3636-17	1877	I	Res(2)	R-3
196	3366-68 23rd St	3636-20	1895	I	Res(2)	R-3
197	3552-58 23rd St	3634-13	1880	I	Mixed(8)	R-4
198	3679-85 23rd St	3648-32	1880	I	Res(4)	R-4
199	3514 24th St	3645-8	1882	I	Res(1)	R-4
200	3515-19 24th St	6513-30	1873	SS	Res(2)	R-4
201	3733 26th St	6567-33	1887	I	Res(1)	R-3
202	3735 26th St	6567-32	1887	I-SS	Res(2)	R-3
203	3739 26th St	6567-31	1887	I-SS	Res(1)	R-3
204	3741 26th St	6567-30	1887	I	Res(1)	R-3
205	3743 26th St	6567-29	1887	I	Res(1)	R-3

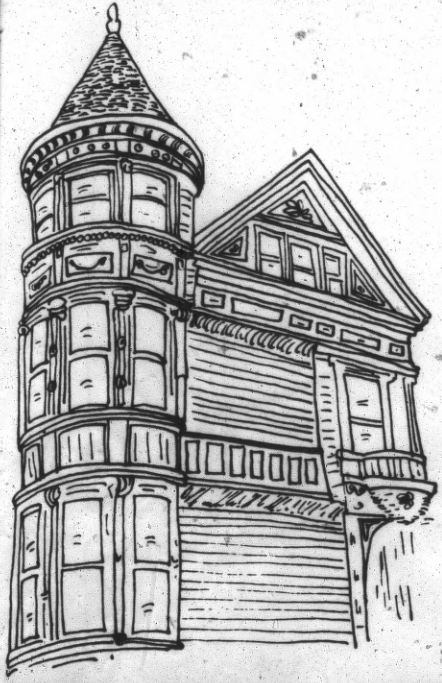
detail, church, 455 fair oaks, 1890, gothic style

Addendum to Inventory

Address	Block-lot	Year Built	Style	Use (Units)	Zone
25-29 Alvarado	3634-25	1892	I	Res(3)	R-3
28 Alvarado	3633-6	1870	I	Res(1)	R-3
226 Clinton Park	3534-48	1897	I	Res(2)	R-4
232 Clinton Park	3534-49	1879	I	Res(1)	R-4
236 Clinton Park	3534-50	1897	I	Res(3)	R-4
96 Cumberland	3598-58	1885	DC	Res(3)	R-4
42-44 Elizabeth	3646-10	1876	I	Res(2)	R-4
57 Elizabeth	3645-22	1887	SS	Res(1)	R-4
16 & 16a Hill	3617-49	1883	I	Res(2)	R-3
22-22½ Hill	3617-52	1878	I	Res(2)	R-3
24-24½ Hill	3617-53	1878	I	Res(3)	R-3
25 Hill	3617-44	1885	SS-I	Res(2)	R-3
34 Hill	3617-57	1880	I	Res(5)	R-3
49 Hill	3617-40	1881	SS	Res(1)	R-3
59-61 Hill	3617-38	1882	SS	Res(2)	R-3
69-75 Hill	3617-36	1887	SS	Res(4)	R-3
77-79 Hill	3617-35	1883	SS	Res(2)	R-3
83 Hill	3617-34	1883	SS	Res(3)	R-3
87-89 Hill	3617-33	1883	SS	Res(2)	R-3
91-93 Hill	3617-32	1886	SS	Res(2)	R-3
15-17 Liberty	3608-6	1893	SE	Res(2)	C-2

Address	Block-lot	Year Built	Style	Use (Units)	Zone
19-21 Liberty	3608-41	1877	S-I	Res(2)	C-2
20-22 Liberty	3608-42	1879	S-I	Res(4)	R-3
23-25 Liberty	3608-40	1877	S-I	Res(2)	R-3
24-26 Liberty	3608-42	1879	S-I	Res(2)	R-3
27-29 Liberty	3608-39	1894	QA-SS	Res(4)	R-3
31-33 Liberty	3608-38	1892	S-E	Res(2)	R-3
35-37 Liberty	3608-37	1878	S-I	Res(2)	R-3
43-49 Liberty	3608-34 & 35	1870	I	Res(6)	R-3
44-46 Liberty	3608-45	1889	SS	Res(2)	R-3
50 Liberty	3608-46	1889	P	Res(2)	R-3
58 Liberty	3608-47	1876	I	Res(7)	R-3
70 Liberty	3608-48	1871	I	Res(8)	R-3
76 Liberty	3608-49	1878	I	Res(2)	R-3
77-79 Liberty	3608-30	1873	I	Res(4)	R-3
112-14 Liberty	3607-43	1870	I	Res(4)	R-3
154-56 Liberty	3607-49	1871	I	Res(2)	R-3
180 Liberty	3607-54	1871	I	Res(2)	R-3
3281 16th Street	3567-34 & 35	1909	G	Church	C-2

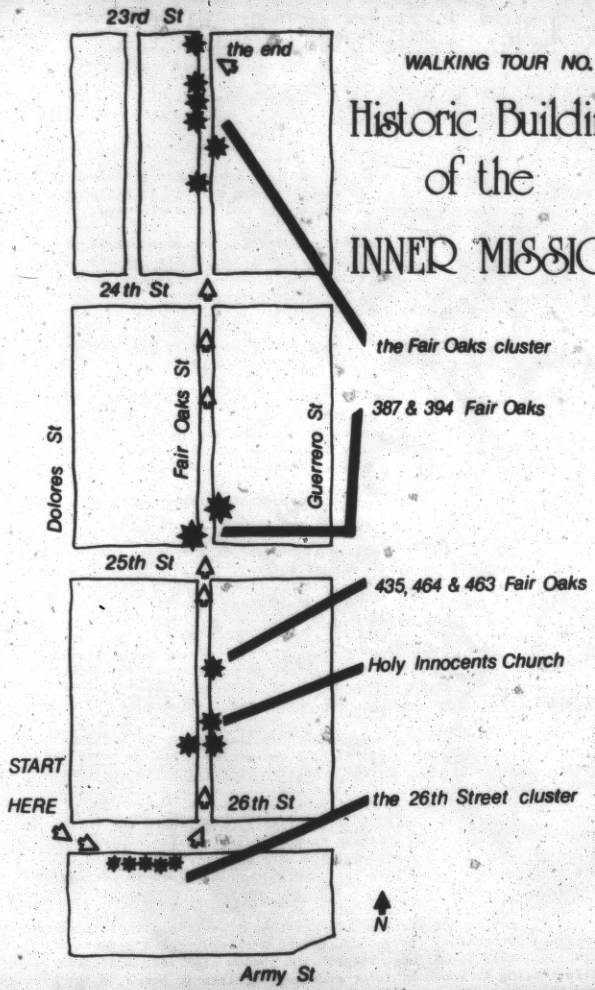
TAKE A WALK THROUGH MISSION HISTORY



WALKING TOURS THROUGH SAN FRANCISCO'S INNER MISSION

WALKING TOUR NO. 1

Historic Buildings of the INNER MISSION



HISTORIC BUILDINGS of the INNER MISSION

The beautifully embellished old homes of San Francisco are usually called "Victorians," a term embracing several architectural styles which in the City have been used in unique and eccentric ways.

A few years ago, this fast-dwindling heritage was surveyed. The results, Here Today: the Architectural Heritage of San Francisco, found about 2500 "Victorians" of special significance still left in the City. More than 200 are within the Inner Mission Neighborhood, bounded by Dolores, Army, Potrero and Market Streets.

Walking Tour Number 1 offers a breathtaking concentration of handsome Victorian homes within a few short blocks.

Begin at the corner of Dolores and 26th Street and walk east, toward Potrero Hill. On the right is the 26th Street cluster of five Italianate cottages. All were built in 1887, and at first glance they appear identical. But look carefully at the doors and windows to see the variety of detail used in these relatively unadorned homes.

Turn left on Fair Oaks, a remarkable Mission side street with many splendid examples of pre-Quake architecture.

The 400 block of Fair Oaks has one of the dozen historic churches of the Inner Mission, Holy Innocents Episcopal, built in 1890, a year commemorated on its decorative door-pulls. This Gothic style church at 455 Fair Oaks has delicate windows of stained glass hidden behind its side shrubbery.

Two versions of the Stick-style are located on this block, at 464 and 435. This style is one peculiar to San Francisco, where local ship-builders added decorative wooden "stick-work" embellishments in a stylized pattern, to emphasize the structural framework of the home.

The Stick-style was further complicated by the addition of elaborate carvings, shown at 463 Fair Oaks. The Stick-Eastlake style of architecture was named after a British Victorian interior decorator, Charles Eastlake.

Move on to the next block of Fair Oaks, where the corner home, 394, illustrates one of the most spectacular Victorian styles, Queen Anne. A corner tower and a peaked roof-line are some typical aspects of this mid-1890's house, which also has several panels carved in the Eastlake manner.

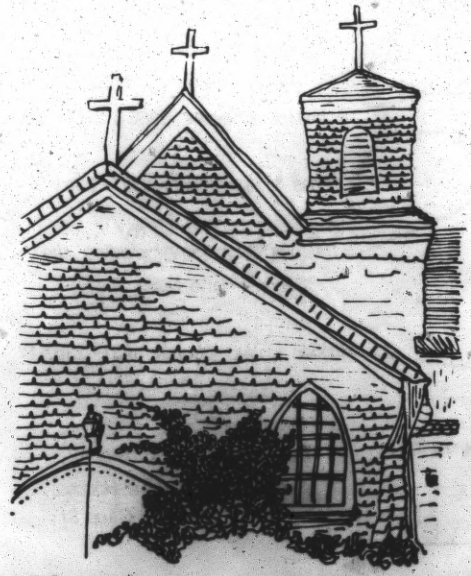
Across the street, 387 Fair Oaks is a less elaborate example of Eastlake decoration, its facade covered with sculptured flowers and scrolls. This lovely home sits in the shadow of a vast apartment building, illustrating an economic force endangering historic homes in the Mission and throughout San Francisco.

The final block of the Fair Oaks tour contains a cluster of six historic homes. The Italianate house at 260 was built in 1870 and has many delicate details and the slanted bay windows typical of the style. Across the street, 223 illustrates the more stark Stick-style home, with squared window bays and sparse carvings.

The last four historic homes offer a startling view of the contrasts made possible by careful restoration. Although 212 Fair Oaks is a modestly-decorated Italianate, its painstaking exterior painting gives the house a startling visual effect.

Next door, the 1870 Stick-style at 214 Fair Oaks was called "one of the oldest, best-preserved in the area."

The two remaining buildings in the cluster are 210 and 200 Fair Oaks. The basic plans of these two Stick-style buildings are identical, but observe the difference made by careful restoration. While 200 appears subdued, the painting of 210 is a celebration of the style, with its "stick-work" and carved decorations underlined by the emphatic contrast of black and white paint.

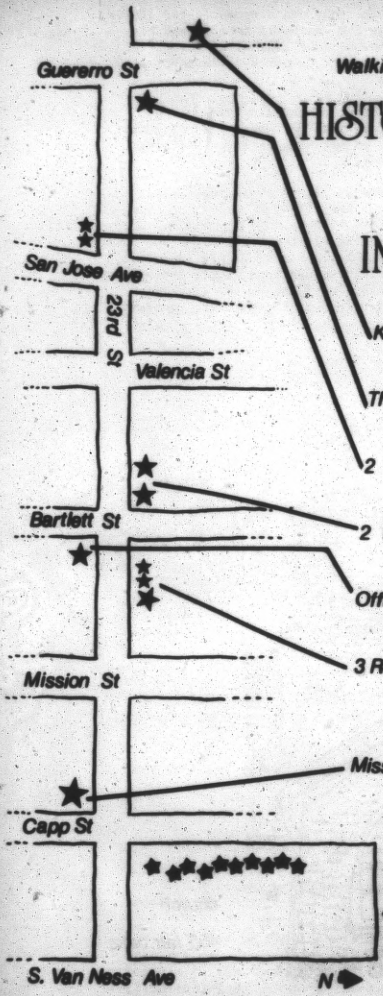


church

455 fair oaks

Walking Tour No 2

HISTORIC BUILDINGS OF THE INNER MISSION



Korean Church, 1074 Guererro

Three Bags Full & Apartments, 3552-23rd St

2 Queen Anne-Eastlake homes, 3503 & 3507-23rd St

2 Italianate Homes, 3366 & 3350-23rd St

Offices & Apartments, 3327-23rd St

3 Restored Victorians, including the Second Hand Rose Shop

Mission United Church, 3231-23rd St

The Capp Street Cluster of Stick-Eastlake Houses, 719-765 Capp St

TAKE A WALK THROUGH MISSION HISTORY

Some of San Francisco's oldest buildings are in the Inner Mission, bounded by Dolores, Market, Eleventh, Potrero and Army Streets. The 1906 Earthquake did not damage the neighborhood much, and the fire was halted near 20th Street, leaving hundreds of Mission "Victorians" unharmed.

The legacy of age and efficient firemen is a wealth of fine old homes and churches, which have survived in the Inner Mission since the late Nineteenth Century. Often these carved and shingled wooden structures are called "Victorians," because many were built when Victoria ruled the British Empire. But actually they represent a variety of styles, some imported from the Continent, and others invented in San Francisco by unemployed shipwrights who turned to wood carving.

Recently San Franciscans became aware of their precious historic heritage, when an inventory was published to catalogue this fast-dwindling resource. Here Today (S.F. Jr. League, Chronicle Books, 1968) listed 2500 buildings of historic or architectural merit; about 250 of those, or ten percent, are in the Inner Mission.

But words are inadequate to describe these handsome buildings; only walking will reveal them fully. Walking Tour Number 2 begins and ends with two of the nine historic churches in the Mission. Along the six-block route are examples of most of the architectural styles commonly called "Victorians."

Begin at 1074 Guerrero near 23rd Street, where the Korean United Presbyterian Church was built in 1895. This building resembles English country parish churches built during the Victorian era. Both Gothic and Romanesque elements are present in this church, which has a steep gabled roof and arched windows. Observe the carved details which proliferate around the frames of the windows and the front door.

Go south half a block and look to the left toward 3552 23rd Street, where a corner grocery, an Arabic record store and the Three Bags Full craft shop have been installed beneath several apartments. This 1880 structure combines elements of two styles, Italianate slanted bay windows and Queen Anne turrets and window decorations. The porticos leading to the upstairs residences are elaborately carved and well maintained.

Next are two homes at 3507 and 3503 23rd Street. Again a combination of styles, these houses illustrate the Queen Anne peaked roof and pointed corner tower. Each facade is etched with carved scrolls and floral patterns, in the Eastlake manner.

Detail, 3552 23rd st.

Farther along the street are two Italianate houses, 3366 and 3350 23rd Street. Both have the slanted bay windows and delicate carvings inherent in the style, which in San Francisco was copied into wood from Italian Renaissance villas of carved marble. An interesting feature of 3350 are the "coigns," or beveled wooden squares along the corners of the house. In Europe, coigns were important reinforcing stones in the corners of castles. In San Francisco, these wooden replicas are decorative only.

Across the street is 3327 23rd Street, another historic building where stores are combined with second-story apartments.

The glow in the center of the next block comes from three ripely-colored "Victorians," 3326, 3330 and 3336 23rd Street. All three have been lovingly restored by the same owners, who have shown that careful treatment can turn an old house into a successful commercial enterprise. The Second Hand Rose shop sells "pre-owned" clothing for women.

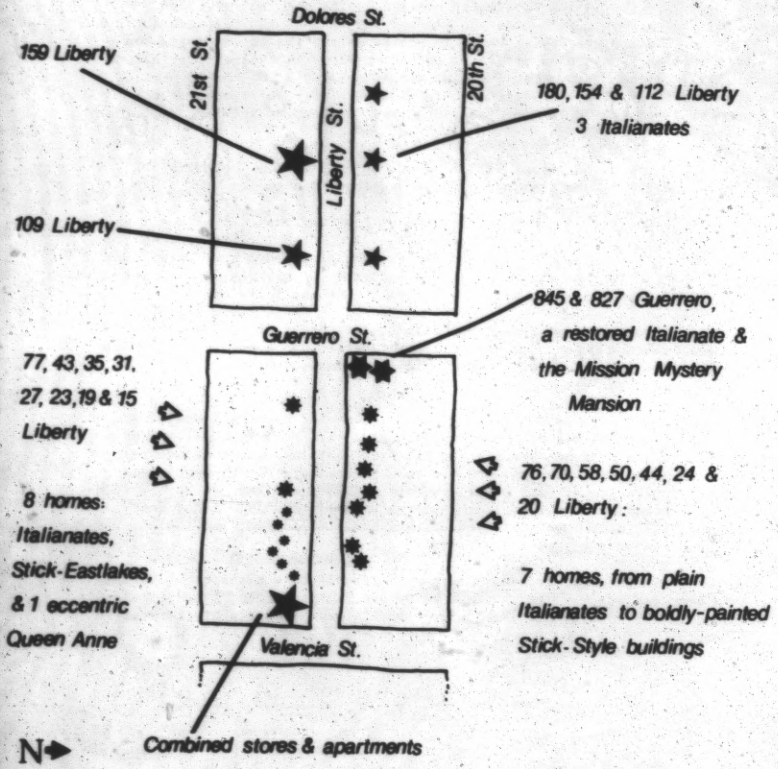
Cross Mission Street and walk to the corner of 23rd and Capp Streets, where a Queen Anne shingled tower heralds another historic Mission church. This structure was built in 1891 and is used by many Mission organizations for community activities.

Turn left on Capp Street, to conclude the tour with one of the five "clusters" of historic homes in the Mission. From 763 to 715 Capp Street are ten handsome examples of the Stick-Eastlake style of architecture, with delicate carvings and the bold "stick-work" which emphasizes the vertical edges of each house. When the 1968 survey was taken, fourteen of these homes had survived intact since the early 1890's. Since then, however, four have been destroyed or carelessly remodeled, leaving only ten as a reminder of Mission history.

In the past decade, hundreds of irreplacable Mission "Victorians" have been replaced by gas stations or expensive apartments, thus removing needed family housing and threatening the historic identity of the Mission community.

Note: The Korean United Presbyterian Church was destroyed by arsonists in July, 1973.

WALKING TOUR 3



Historic Buildings of the Inner Mission

THE TWO BRIGHTEST BLOCKS ON LIBERTY STREET

Surely the most colorful collection of Inner Mission "Victorians" line Liberty Street between Valencia and Dolores. In a privately-financed example of spontaneous renovation, many of the old homes on these two blocks have been recently painted in rich colors which dramatize elements of the several architectural styles commonly called "Victorian."

Walking Tour Number 3 begins at 956 Valencia, next to Liberty Street. The corner structure, which is now an auto parts supply, was built in 1878. The doorway to the upstairs apartments is elaborately carved, with spindled arches. The square bay windows on the upper floors exemplify the Stick-Eastlake style, which combined flat wooden "stickwork" with carved traceries of scrollwork, leaves and flowers.

Turn left on Liberty and notice the south side of the street, where the eight remaining Victorians were built between 1870 and 1894. The Stick-Eastlake homes at 15 and 31 Liberty Street appear similar, but observe the variety of carvings, window frames, roof lines, and other details possible within the same general style.

The Italianate style, copied from marble villas of the Renaissance era, was popular throughout San Francisco. Several variations are shown on the Walking Tour. In this block, 19, 23, 35, 43 and 77 Liberty contain similar Italianate aspects: tall doorways with decorative porticos, a false facade above the roof and slanted bay windows -- a San Francisco invention used to increase light in the foggy City.

The latest home on this block is 27 Liberty Street. By the time it was constructed in 1894, the British Queen Anne style had undergone a thorough adaptation by San Francisco craftsmen. On this home, they added a Romanesque arch over the front door and outlined the structure with many "stickwork" details.

On the north side of this block are seven contrasting historic homes, both plain and ornate, both shabby and handsomely maintained.

The two at 20 and 24 Liberty were both built in 1879 and are relatively simple Stick-Style structures.

A few houses away, 44 and 50 Liberty, built ten years later, show the elaboration wrought by Bay Area designers. The Period style home at 50 Liberty is particularly indicative of local ingenuity, with its Tudor arched window, Queen Anne shingling, Eastlake carvings, and Stick-Style details, all emphasized by its startling lime and white paint.

Both 58 and 70 Liberty have elaborate Italianate details, recently enhanced by rich hues. Surprisingly, the relatively simple Italianate at 76 Liberty Street was built more recently than its more ornate neighbors.

Look north, where Liberty crosses Guerrero, to see two more historic homes of the Inner Mission. Because Guerrero is divided, there is no crosswalk at Liberty, and walkers should either dart across carefully or use the pedestrian way at 20th Street.

The flat-front Italianate at 845 Guerrero has been lovingly restored, with pleasant landscaping. But it is overshadowed by the immense "mystery mansion" next door at 827 Guerrero. This large home was built in the 1880's and is another combination of styles. It has a Queen-Anne tower, a Gothic front window and a Moorish doorway.

The second block of Walking Tour Number 3 has fewer homes of more subdued color. All five -- 109, 112, 154, 159 and 180 -- are examples of the Italianate Style, built between 1870 and 1878. But 159 Liberty ends the tour on a special note -- a frequent guest there was Ms. Susan B. Anthony, who founded the Women's Suffrage Movement.

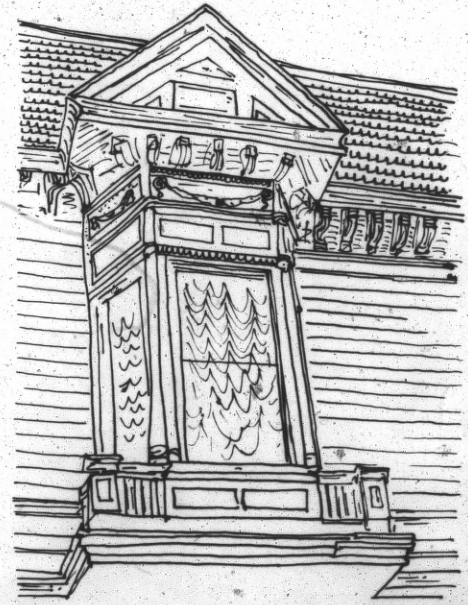
50 Liberty St.

☆ A FINAL NOTE

This document was produced under the auspices of the Stanford Community Development Study through National Science Foundation Grant No. GI-29925X. The Study was completed June 30, 1973.

The text and drawings were prepared by Judith Lynch Waldhorn, formerly a Research Associate at Stanford University, and presently an urban planner in the Behavioral Research Department of the Stanford Research Institute. Research assistance was provided by Noelle Charleson.

If you visit or live in San Francisco, you may wish to participate in the Victorian Alliance*, an organization of citizens dedicated to preserving the many pre-Quake homes and churches in the Inner Mission and throughout the City. The Alliance meets at 7:30 p.m. on the last Wednesday of every month in the Parish Hall of St. John's Episcopal Church, 120 Julian near 15th Street in San Francisco.



*The Victorian Alliance
Postal Drawer A
San Francisco, Ca. 94131

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S.F.DIST. MISSION. HISTORY OF.

SAN FRANCISCO DISTRICTS

MISSION. HISTORY OF.

NEW SAN FRANCISCO MAGAZINE, APRIL 1907 (*51 C122)

The Growth of San Francisco's Mission District

By Frederick J. Churchill

THERE is no doubt that the Mission district owes its present prosperity to the earthquake and fire of last April. Whatever it was previous to that time is forgotten in view of what it is and gives hope of being in the future.

Within a territory extending from Ninth Street to the county line, with Duboce and Potrero Avenues as side boundaries, the Mission quarter contains one-half of the present population of San Francisco. As the great fire after the earthquake swept southward, the Mission quarter, lying less hilly than the other parts of the city and being San Francisco's only outlet, became the refuge of the thousands rendered homeless by the calamity. The majority of these have settled in the Mission and have increased the population of that quarter to its present state.

The Mission Relief Committee organized to provide for the shelter and sustenance of those who had been driven into the Mission so unexpectedly. The leading men of the Mission assembled in Mr. Rolph's barn, 20th and Guerrero Streets, on the evening of April 20th, while the fire was still burning, and decided to establish general headquarters at once for the assistance of the needy.

The meeting was held by candle light. Mr. Rolph presided, while Joseph Cummings acted as secretary. After Mr. Rolph had been chosen as chairman of the permanent Mission Relief Committee and Rev. D. O. Crowley as vice-chairman, the following executive committees were appointed: FOOD SUPPLY: Rev. D. O. Crowley, Wm. Metzner, Matt. I. Sullivan. SHELTER AND CLOTHING: John S. Partridge, Rev. P. R. Lynch, Wm. H. Crim. SANITATION AND HOSPITALS: Dr. Chas. E. Jones. CLERGY

H. Wardwell, Architect — NEW MISSION BANK BUILDING Being Erected at the Corner of 16th St. and Julian Ave. — Wardwell Eng. and Con. Co., Builders

Photographs by Perry PHOTOGRAPHS TAKEN AT THE CORNER OF MISSION AND

COMMITTEE: Rev. D. O. Crowley, Rev. H. B. Collier, Rev. P. R. Lynch (chairman). SPECIAL POLICE AND PATROL: Wm. H. McCarthy. TRANSPORTATION: Jas. H. Hardy. PRINTING: Jos. Cummings. ERECTION OF RELIEF BUILDINGS: Henry Feige. PUBLICITY AND REGISTRATION: E. F. Treadwell. Mr. Eustace Cullinan was elected permanent secretary and Messrs. W. H. McCarthy and Jos. Cummings as assistant secretaries.

On April 21st the Mission Relief Station was in full working order and up to the 26th thirty sub-stations had been established within the district. On an average 12,000 people were taken care of daily at the central distribution station, 25th and Guerrero Streets. On September 10th the

Photographs by Perry PHOTOGRAPHS TAKEN AT SAME POINT AS ABOVE

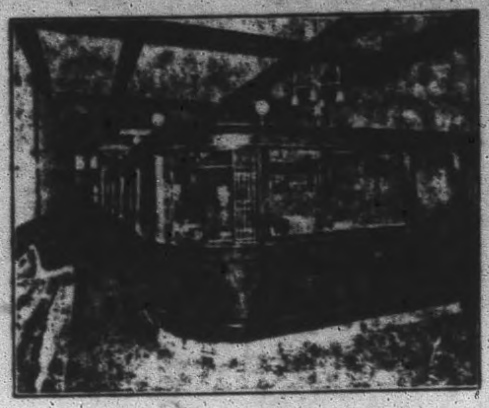
TWENTIETH STREETS SHORTLY AFTER THE FIRE — *Photo by Nolan Davis Co.*

Mission Relief Committee became identified with the Mission Promotion Association.

Having almost entirely escaped the fire, the Mission not only attracted numerous home-seekers but many retail and wholesale merchants as well as manufacturers. The even ground of the district was particularly adapted to the requirements of manufacturers, especially since the two transcontinental railroads have their terminals in the Mission. Now that the Ocean Shore railroad will have its terminus in the Mission also, large manufacturers have an additional inducement to remain there.

The completion of the Bay-shore cut-off of the Southern Pacific Railroad Company will be a distinct advantage to the promoters of a hitherto unsettled part of the

PICTURES—TEN MONTHS AFTER THE FIRE — *Photo by Nolan Davis Co.*



INTERIOR VIEW CALIFORNIA SAFE DEPOSIT AND TRUST CO., MISSION BRANCH

Mission—the Visitacion Valley. This valley, and especially that portion of it known as the Reis Tract, is possessed of many advantages sought by the homeseeker.

Another outlying portion of the Mission—the Excelsior Homestead—has remained sparsely settled by reason of the same disadvantage as those of the Visitacion Valley, to-wit: a lack of direct transportation facilities. As the Mission-San Bruno roads line will pass through the Excelsior Homestead, the residents of this section will be brought into closer connection with all parts of the city, and especially the center of the Mission.

The Noe Valley, likewise, has been rapidly developing of late. Land in this district is comparatively cheap, and those intending to live in the district have taken advantage of this fact. A projected line of the United Railroads is one connecting the Noe Valley with the Bay district, and, incidentally, with the heart of the Mission. This system will run along Army Street from 30th and Diamond and connect with the Kentucky Street line. When this railroad is built the Twenty-fourth Street system will be connected with it and also extended between Howard and Dolores Streets.

But perhaps the most prosperous part of the Mission, since the great fire, is the district adjacent to Twenty-second and Mission Streets. Sixteenth and Mission Streets was always a business center, but after the fire business shifted further south. At present the blocks between Twenty-first and Twenty-third Streets on Mission are the two best blocks in the district for business. Valencia Street will, however, probably become the business thoroughfare of the district. It is the logical continuation of Market Street.

The confidence shown in the Mission by San Francisco's moneyed men is one of the surest signs that the present prosperity of the district is not transitory. The Mission Bank, located at Sixteenth Street and Julian Avenue, was the first institution of its kind to resume business in San Francisco after the earthquake. A savings branch of the same institution, the Mission Savings Bank, was established on the first of last September, and is now located at 2631 Mission Street. The California Safe Deposit and Trust Company has established a Mission branch since the disaster, as has also the Anglo-California Bank. The Central Trust Company will soon open a Mission branch at Sixteenth and Mission Streets.

Since the establishment of the Mission Promotion Association, one month after the earthquake, many important improvements have been made in the Mission. The cisterns in the Mission are being repaired, an appropriation of $10,000 for this purpose having been obtained by the Association, the Channel Street sewer has been repaired, the break in the Valencia Street sewer, between Eighteenth and Nineteenth Streets, also has been repaired; the streets of the Mission are in better condition than those of any other section of the city, and should very soon be adequately lighted. Then a bright future of the Mission district is assured.

REAL ESTATE OFFICE OF C. P. M'LEOD COMPANY.

HISTORY OF SAN FRANCISCO'S SPANISH SPEAKING PEOPLE

Shone Martinez

The first settlement on the site of the present city of San Francisco was established in 1776 by the Spanish officer, Col. Juan Bautista de Anza, who founded the Presidio at the nothern tip of the peninsula. Late in June, 1776, Father Francisco Palou and Lt. Jose Moraga, accompanied by Spanish soldiers, led a small party to the shores of San Francisco Bay. Also in the party were wives and children of the soldiers, as well as the families of Spanish-American settlers who de Anza had induced to try their fortunes in a new colony. This second expedition of de Anza's has been termed by historians as: "the longest overland migration of a colony in Northern American history before the settlement of Oregon, a march of courage and endurance." The site selected for Mission San Francisco de Ais bordered a little lagoon; the explorer de Anza named it Laguna de Nuestra Senora de Los Delores. This Spanish colonia became the center of activity for Alta California and later helped in the founding of the Missions of Santa Clara, San Jose, and San Rafael. The Pueblo of Yerba Buena ("Good Herb" because of the abundance of mint) was established in 1834, and was renamed San Francisco on January 3, 1847.

Gold was discovered by Mexicans in 1842 in Los Angeles, beginning the gold rush. In the early days of the Placer diggers in California, the large influx of miners from the Western Coast of the Mexico and from South America, brought many skills and principles of the mining laws of Spain and Mexico to the system of mining in California. Spanish-speaking miners were confronted and charged by the Yankees as being foreigners who had no right to dig gold. In April, 1848, the vigilantes at Sutters Hill drove away masses of Chileans, Mexicans, and Peruvians. More than a thousand victims, mainly Chileans, came pouring down into San Francisco; shortly afterwards, many of them returning to their native lands.

On February 2, 1848 culminating a period of colonial expansion and intrigue, Mexico ceded California to the United States. Joaquin Murieta was a victimized miner, expelled from his diggings by Yankees. Later, Joaquin's pickled head used as a prize trophy, became a museum piece in San Francisco, only to vanish in the rubble of the 1906 earthquake.

In Northern California, the basis of landownership changed drastically in 1856. Through armed struggle, legislation, litigation, financial manipulation, outright purchase, other tactics, Yankees obtained a good deal of the land. The transfer of property destroyed the vision provided by the treaty of Guadalupe Hidalgo, which guaranteed Californians the "free enjoyment of their liberty and property".

The biggest waves of immigrants in the early part of the 20th century were Latin-Americans from Chile and Northern Mexico. The Chileans excelled in baking and brick laying and other skills and thus found themselves in especially great demand in California. They settled at the foot of San Francisco's Telegraph Hill in a area called "Little Chile".

By 1900 San Francisco's harbor was jammed with ships and people crowded in its fine restaurants, theaters, and street cars. Spanish-speaking people were numerous and many participated actively in the early development of

the City. In the aftermath of the 1906 earthquake, many fled the central city, making camp at the site that is now Mission Dolores Park. At this same time, waves of newly arriving immigrants were moving into the Mission District. During the 1920's many of these people moved from this area to homes in newer, more well-to-do neighborhoods. During this period, Mexicans and other persons with Spanish surnames began moving into these vacated dwellings; many were poor and remained so because of lack of skills, language barriers, or discriminations. When World War II began, many Mexican Americans from Texas, New Mexico, Colorado, and Arizona came to the San Francisco Bay Area, they worked in defense jobs. After the second World War, many Spanish-speaking war veterans settled in the city. In the 1960's many immigrants came to San Francisco who were predominantly from Central America, South America, Puerto Rico, and Cuba.

The Mission District is unique in the richness of both its past and its present. From its earliest days, the Mission District was a reception area for newly arrived immigrant groups of all nationalities. The Mission's weather, which is warmer and summier than in most parts of the city was probably one reason for its attractiveness.

San Francisco has a Spanish surname population of 101,901 or 14% of the City's total, according to the Official United States Census Bureau Preliminary Spanish Surname Population Statistics, January 24, 1972. California has a Spanish surname population of 3,101,589 and San Francisco is the county with the eigth highest number. The Bay Area counties have close to 600,000 Spanish-speaking people.

The Mission District is where the majority of Spanish-speaking persons in the City now reside. The neighborhood serves as a cultural center for the Spanish-speaking population of San Francisco. Its many merchants provided Latino foodstuffs, entertainment and services, in the language and customs of the 21 nationalities from Mexico, Central and South America that reside in the area. The Mission district is the geographical area located in the east central part of San Francisco; it is one of the older communities of the city. Tourism is a major industry in the city, yet the only site south of Market Street generally visited is the Mission Dolores.

The Mission district is expected to change within the next five to ten years because of the impact of the Bay Area Rapid Transit System which is due to open in 1972; two stations will be located in the center and one on the fringe. Currently the local Latino businessmen are limited primarily to family operated small restaurants, taverns, and grocery stores catering to the Spanish-speakin population of the area. However, there are indications of growth in commercial enterprises in the Mission. In 1971, an Association of Latin American Businessmen (ALAB) was formed to foster economic development in the Mission and the Pan American Savings and Loan Association was chartered.

Spanish-surname people of San Francisco are concerned about their plight; they are disturbed about the socio-economic problems that beset their group and their inability to cope with them. Among the community's specific problems are discrimination, a high incidence of poverty, unemployment, and education. Department of Human Resources Development re-

search statistics of December, 1971, indicate a 11.1% unemployment rate for San Francisco's Spanish-surname community; the unemployment rate of the total San Francisco labor force is 7.9%. The ethnic survey of San Francisco Civil Service conducted by HRC showed that as of 12/31/71 of the 19,785 total City employees, only 3.5% are Spanish origin. As of November 12, 1972, the San Francisco Unified School District employed 5,156 certificated personnel, of which 120 or 3% were Spanish-speaking/Spanish surname.

The U. S. Commission on Civil Rights September 1971 report: "The Unfinished Education " states that a basic measure of a school system's effectiveness is its ability to hold its students until they completed the full course of study; in one sense, this is the single most important measure. In the California districts surveyed, Mexican-Americans are 2.5 times more likely than Anglos to leave school before high school graduation. The estimated rate for Chicanos going to college is 34 percent, well below the rate for Anglos, 47 percent. According to the first report of the National Advisory Committee on Mexican-American Education noted "although Spanish-surname population of students make up more than fourteen percent of the public schools in California, less than one-half of one percent of the college students enrolled in the ...University of California are of this group".

Starting statistics compiled by Dr. David Sanchez, now Vice-President of the San Francisco Board of Education, revealed that forty-five percent of the Spanish surname children in elementary school classes for the mentally retarded have been found to be of average or higher intelligence when retested in Spanish. While the San Francisco Unified School District's Spanish Bilingual Program has expanded considerably since 1968, there are not such classes, particularly at the secondary school level, for more than three-quarters of the pupils. There are no bilingual classes at the senior high level, only English classes. Because of the strong need expressed by the community for identity and pride in their cultural heritage incorporated into the School's curriculum, the desired program emphasis is on Spanish bilingual/bicultural classes.

To meet these needs, many organizations have been formed to meet the needs and interests of SF's Spanish-speaking people; among them national organizations with local chapters such as the League of United Latin American Citizens (LULAC) American G.I. Forum, and the Mexican-American Political Association (MAPA). Operation SER is developing an effective attack on the employment problems of the Spanish-speaking community in San Francisco. It is a national manpower development training program designed for bicultural and bilingual needs and is funded by the U.S. Labor Department, the Office of Economic Opportunity and the Department of Health, Education and Welfare. In addition, there are a number of city wide groups in a wide variety of concerns. The Mission Coalition Organization, a collection of Many Mission-based groups, was formed to serve Mission District residents. Largely through its efforts, the Mission area was designated a Model Cities area by the Department of Housing and Urban Development (HUD) and the program is now operational.

In the past, Spanish-speaking needs and problems and the related planning have been considered without community input and consulation; the

community was called upon only to give their approval of decision others have reached. This created mistrust of existing decision makers, and a consequent reluctance to cooperate in community-wide programs. In 1968 Robert Gonzales was appointed by the Mayor as the first Spanish surname Supervisor in over 100 years in San Francisco; in November 1971 he was elected as an incumbent. Several other Spanish-speaking persons have been appointed to various other City boards and commissions. Today, the Spanish-speaking community is demanding that they be accepted as equal partners in furthering San Francisco's progress, rather than distant recipients and observers. There is a need to create a sense of mutual trust and partnership among the Spanish-speaking leadership, the broader community and the government structure. The City's Spanish-speaking people have bequeathed San Francisco a rich heritage of cultural influences and continue now to contribute to its social, economic and political activities.

lj
8/11/72

MISSION DISTRICT

The district served by the Mission Branch is roughly the section within these four streets: Church on the west, Potrero on the east, 18th on the north and 29th on the south.

The district name dates from the days of the Old Mission Dolores and the Old Mission Road. Mission San Francisco De Asis, now know as Mission Dolores, was dedicated in October 1776 and the land surrounding the Mission was the first Mission section. The original Mission lands extended from the Mission into the valley as far as Potrero where the padres had the grazing land for their horses. There was also a Spanish village near the Mission where the people gathered for singing, dancing and gay times.

Old Mission Road was the first outlet from the city to Mission Dolores. It was planked from 3rd and Mission for a distance of about 2½ miles. For some time it was a toll road. After the gold rush and with the increase in population, people began moving out beyond the Mission and the section became largely residential. Many large, beautiful homes were built here. Factories and industries of various kinds located near the bay. After the fire there was an even greater expansion until now it has become a city within a city.

The Mission Street Merchants' Association is probably the oldest Improvement Club. It was founded in 1907 with Gus Lachman and Sylvian Lazarus as its first presidents and with many prominent men of the district as charter and associate members. There have been other clubs formed but the Mission Street Merchants' Association seems to have been the most enduring.

There are few actual landmarks of great age in this district. Mission Dolores is of course the oldest and most important. There are still a few of the old homes in existence. The old Sprockels mansion is on 21st and South Van Ness. The Ralph home which was on 25th and San Jose has been torn

down. After the fire the district grew rapidly and many of the landmarks have disappeared completely.

Horse and buggy and horse and wagons were the only means of transportation in and out of town through this section until about 1863, when horse cars were put on from the waterfront to 25th and Valencia. In 1864, the Southern Pacific brought in the San Jose Railroad to a local station at 25th and Valencia. Horse cars also came out Mission Street to 26th. In 1886-1889 the Howard Street horse car line was converted to cable lines. In 1891 an electric line was put in to San Mateo and 1906-1907 most of the lines were made electric. Today motor busses and trulley busses have replaced the street cars.

Mission Dolores was the only church for many years. There were meeting places for church gatherings in the district. As soon as the Mission section began to grow, churches were built. St. Charles and St. Peter's are probably the oldest, others are St. John's Episcopal, Grace Methodist and St. John's Lutheran.

The first school was the one at the Mission. The first public school in the city was opened about 1849. Some of the early schools in the Mission District were Agassis, Horace Mann Grammar, Mission Primary and a branch of Girls' High School.

Banking was done mostly downtown. The Old Mission Bank also known as the James Ralph Bank, was probably one of the first in the district.

The Globe and Wigwam theaters were two of the earliest in the district. The Globe was located on Mission street near 26th and was a variety house. The Wigwam was originally a tent on Mission near 22nd. It dates from 1907 and was also a variety house although in 1915 stock companies played there. The Wigwam is still in existence and is now a movie theater called the Rialto.

There were many lodge clubs and social clubs in the district. The San Francisco Boys' Club which was founded in the Mission in 1890 was one of the first regular clubs.

There were private parks and playgrounds such as the Willows on Mission near 18th, the Russ Gardens on the Old Mission Road and Woodward Gardens at 14th and Valencia. These were meeting places for singing, dancing and picnics. The first formally leased playground is Mission Park. It was leased in 1910 and is located on the site of the Marshall Primary School and the Marshall Playground at 18th and Guerrero.

Mission Branch was the first branch opened after the library trustees adopted the policy of a branch system. The first branch was located on the S.E. corner of Howard and 21st streets. It was moved to 22nd and Valencia in 1891 and then to 266½ Mission street in 1898. In 1906 it was on 22nd street and in 1909 again on Valencia street. In 1915 it was finally moved to the present building on 24th and Bartlett Streets.

Mission Branch
/s/ Mabel M. Edwards

THE MISSION DISTRICT

The Mission District's name dates back to the beginning of San Francisco and Mission Dolores. This district has probably more color, is more rich in tradition and steeped in legend than any other district in San Francisco. Mission Dolores was founded by Spanish-speaking people in 1776 and now one hundred and eighty five years later the immigration cycle has made a complete circle. A new wave of Spanish-speaking people have again decided to make their home in this area. But, I am getting ahead of the story.

Father Palou chose as a site for his Mission an area in a sheltered valley. Here he found a grass-clad slope and an abundance of water from a nearby small lake named by the padres Laguna de Los Dolores (Lake of Sorrows.) The district is sheltered by hills and the wind and the fog seldom remain more than a few hours. Citizens living in less favored parts of the city are envious of the weather in the Warm Belt." Even today, after a visit to the old chapel it is easy to imagine a happy pious settlement with the padres teaching the Indians about God. They spent much time teaching them to toil the land too. The church now standing on the original site of 16th and Dolores Streets is not the original Mission, but much has been saved. The corner-stone of the present church as laid by Father Palou, April 25th, 1782 and dedicated probably April 3, 1791. Original parts of the church would include the roof, wooden pegs, tiles, and the ceiling which was decorated by the Indians with vegetable colors. A visitor is immediately taken back to the historic and vanished era of San Francisco.

Mission Dolores was the nucleus of life for others besides the Indians. Castro, Sanchez, [illegible] are but a few of the Spanish settlers associated

with the Mission. These names are perpetuated in surrounding streets. In the cemetery adjoining the old Mission are the graves of Don Luis Argenio Arguello, Don Francisco de Haro, the first Alcalde of San Francisco, along with Irish names that came later, but were some of San Francisco's early pioneers. As the years went by the Laguna de Los Dolores which supplied the water to the old Mission gradually was filled by natural wash from the surrounding hills. Time has made changes to the topography as well as the people.

With the conquest of California in 1846, Yerba Buena was now under control of Americans and a year later the name of the pueblo was changed to San Francisco. Up to that time the section we call The Mission remained an unchanged separate suburb of the town. Less than a year later, on January 24, 1848, gold was discovered in California. As news spread throughout the world, ships and people and more people expanded the city's population. The little pueblo mushroomed, and houses began to pop-up West and South from the waterfront.

The winter of 1849 and 1850 was particularly bad. It rained steadily and the city oozed of mud. On November 18, 1850 an ordinance passed requiring a a plank road. The Mission Road was two and one quarter miles long. The toll gate was at Third Street and on the West side near 17th Street. Thus, an increase in population and the Mission Road were the beginning of what we now call The Mission District. The Mission community, the cradle of San Francisco, actually did not become a part of San Francisco until the Consolidation Acts of 1850, 1851, and 1856. The last of which gave the city its present boundries.

In the Fifties, the Mission became known as a recreation area. A popular amusement park at 18th and Valencia was "The Willows." Russ Gardens on

the Old Road was part of the recreation parks and another famous park was the "Woodward Gardens." This park was at 14th and Valencia Streets and a mecca for lovers of outdoor amusement. There was an elaborate children's playground and free municipal Sunday Concerts to lure people. San Francisco was passing through the transformation from a confused city to an exciting growth period. In 1857 the Legislature grantedThomas Hayes a Franchise for the first railway in San Francisco to run along Market Street from California and out to Mission Dolores. In 1864, the Southern Pacific had their San Jose Railroad which stopped at a station at 25th and Valencia. In 1886-1889 the Howard Street horse car lines became converted to cable lines. A district school was organized in 1852. It was a little house 16' X 25' and situated near the old Mission and boasting fifty pupils. The Mission School District took in all the territory South of Pipe Street and West of Leavenworth.

Then came 1906 - and the earthquake and fire. Many deaths and 25,000 buildings were destroyed. The South of Market area was destroyed and even The Mission was touched. The fire went down Dolores Street to 20th, faltered at Mission and was held at Howard and 18th Streets. Severe earthquake breaks occured at Valencia between 18th and 19th Streets. Also on 14th between Harrison and Mission.[1] This began the growing pains of the Mission District. Refugees from many districts were moving to the Mission.

The Mission Street Merchants Association is credited for much of the growth of the district. Mission Street came into importance as a retail business district immediately following the earthquake and fire in 1906, when during a period of reconstruction a shopping center had to be established where food, clothing, furniture, and other necessities could be purchased. Here refugees found an area that was the least damaged by the earthquake and fire.

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1. The San Francisco Call Bulletin - March 12, 1956 - Ted Hecker

Businessmen were able to set up temporary shops in sheds and tents. People who had lost most of their possessions were buying anything and everything. There was plenty of insurance money in circulation. The Mission Street Merchants Association began with a charter membership of 11 merchants in 1908 and has grown until today it is supported by nearly 600 merchants, professional men and women and property owners in the area. The late Judge Sylvain J Lazarus was the Association's first president. It is the largest and oldest district merchants' organization in the United States. The organization can be given credit for street lighting, community advertising, and street paving. They saved the day when bonds voted for the first paving of Mission Street were depreciated by the cost of underwriting. When delay in the paving was threatened because of shortage, the merchants contributed the money and the street was paved.

Among the refugees were the Irish which claimed the Mission their district. There is still today a representation of the Irish community although many have left the district and city in the exodus to the suburbs. Here was the beginning of the people who live in the Mission. From this district have come many outstanding public figures, statesmen, business people, sports champs, and labor leaders. A few are: James J. Rolph colorful San Francisco Mayor and later Governor, Dr. Robert Gordon Sproul, at one time University of California President, Frank Fay, Sid Grauman, Eddie Peabody, all entertainment people. In the field of sports there were Eddie Joost, Bob Cheenes, Joe Verducci, and swimmer Hanen Crolnkovich. Financier - U. S. Senator James D. Phelan came from the Mission. Today we have children in the schools, selling newspapers, and playing in the playgrounds who will be the public officials, businessmen and leaders of the future.

This district was never a fashionable part of the city. Now after the fire it was to become the home for the workers of the city. The sales clerk, the postman, the policeman, semi professionals, and laborers call the Mission home. Of course, the district could boast about the Spreckles Mansion on 21st and South Van Ness. On Dolores Heights, at 450 Liberty Street is a mansion built by Adolf Scheer, a contractor from Germany. Materials for his home came 'round the horn and had to be pulled up the Heights by mules. Dolores Heights which is just a few block from Mission Dolores was once used as grazing land as part of Don Jose Noe's rancho. Don Jose Noe was the last Alcalde of Yuerba Buena. As late as 1930 another mansion was built on Dolores Heights. San Francisco's Mayor Sunny Jim Rolph built his home at the corner of Sanchez and 21st Streets. This home has a beautiful view of the city and was a popular entertainment spot for the Mayor and his visitors. The landscaping was done by John McClaren who helped build our Golden Gate Park. He planted many saplings similar to those in the park.

Two of the earliest theatres in the Mission were the Globe, located at Mission Street near 26th and the Wigwam which began as a tent in 1907. The Wigwam was located at 22nd and Mission Streets. Al Jolson and Will Rogers were among the known personalities performing at the Wigwam.

By the turn of the century the city had grown almost to Army Street. The Mission had its fine homes along Guerrero, Dolores, and 20th and Howard (now South Van Ness). The years have left their mark in the district. Today while looking at some of the timeless streets and Gothic architecture, scrollwork, and stained glass windows you can see an aging city. A walk around the block and you'll see new apartments going up where single family residences once stood. Development goes in two directions - a potential slum and property improvement of a new suburbia. Visitors will

view the hustle and bustle of carpenters and painters building and renovating victorian mansions by putting on new fronts.

Here is a city within a city. The Mission district boasts any kind of service from birth (three hospitals) to death (numerious undertaking parlors.) The shopping center familiarly known as the Mission Miracle Mile extends from 15th to Percita on Mission Street. Every known product, brand name, type of merchandiseis available in these 13 blocks. Services of every description will be found; doctors, lawyers, dentists, finance companies, banks, real estate offices, beauty shops, dance studios, and stores handling everything needed. Mission Miracle Mile caters regularly to a population of approximately 268,000, with a total volume of business exceeding $75,000,000. annually.[2] Among the big operations and chains located there are Sears*Roebuck, Hale's, Lockman Brothers, Redlicks, Gellenkamp, Karl's Shoes, F.W. Woolworth, Kress, and Newberry's. The list is so large that it would fill a page. Many of these stores have been in business 30, 40, and 50 years.

The Mission District today comprises of smaller districts within its old boundries. Some are: Eureka Valley, Glenn Park, Fairmount, Bernal Heights, and Noe Valley. Exactly what the boundries are have never been determined and would probably be the subject of dispute if they were. The nucleus of the Mission and the area of activity still seems to be the Inner Mission (16th to Army, Dolores to Potrero Streets). Diamond Heights is remaking the Southwestern corner of the Mission. Here the redevelopment project is covering the hills with homes, town houses, and massive apartment buildings. Standing 430 ft. high and just passed Army Street is Bernal Hill. Only the top of the hill remains in public hands. From the top of this hill one gets an exhilarating view of San Francisco downtown, to the North; the Bay and it shore side industry to the East; San Bruno Mountains and the intervening hills to the South; Twin Peaks and Mt. Davidson to the West. The Pacific Telephone Company has a 400 circuit microwave relay station there. Thirty years ago quarrying was done by

2. Monograph Report - Mission Merchants Assoc.

the city. The City Planning and Pacific Telephone Company have helped to change it from a scarred greasy knob to a pleasant site. Bernal Heights was named after Juan Francisco Bernal, a soldier who accompanied Juan Bautista de Anza to the Bay Area in 1776. Bernal was given 4400 acres or about 7 square miles.[3] The Bayview, Diamond Heights, and Potrero Heights areas were the pasture land for his cattle.

Today living side by side are Irish, Germans, Scandianavians, Greeks, Filipinos, Samoans, Italians, Chinese, Negros, and Latin Americans. Mission Street, the first street opened in the Southern Portion of the city continues as the main thoroughfare of the district. The area is socially homogeneous and in the Inner Mission there is a growing cluster of Spanish surname population.

The Mission District in 1965 for many "old timers" is changing, but still crowded with life. For the "new Comer" that wave of emigrants from Latin America, there is the hope for a better life. What are some of the attractions that drew these emigrants to San Francisco. The climate that is similar to the sunny countries they left behind is one attaction. San Francisco has educational opportunities for their children. There is in San Francisco the general emphasis upon a wide availability of higher education with tuition free, high quality colleges thus, the educational aspirations of these peoples tend to be lifted. The search for work opportunities and the good living conditions that high wages would supply is prevalent.

What is happening to the community as this growth pattern expands. Many current groups are interested and the Mission Neighborhood Centers Inc. have started to scratch at some of the problems. The Mission Neighborhood Centers Inc. grew out of the previously independent Good Samaritan Community Center, The Sunnyvale Valley Community Club Association, and the Mission Community Center."

3. A Self Portrait of the Greater Mission District in Southeastern San Francisco - Vol. I. November 21, 1960

Their origin began with the 1906 earthquake. The Good Samaritan Community Center ministered to families driven out by the fire. The needs of single young women in the area brought forth the Mission Community Center, and a devastating gang war in the neighborhood formed the Precita Valley Community Center to offer services to neighborhood families. Changes in the needs of the community brought about the merger of the activities of the three centers. They are now known as the Mission Neighborhood Centers.

In a self-survey of the neighborhood the Mission Neighborhood Centers list some of the areas of concern in the district:

1. growth in juvenile delinquency rates.....the Mission District has the highest in San Francisco with an 85% increase between 1950 and 1958.

2. increase in high school drop-outs .....in one public high school a couple of years ago there were 136.

3. growth of fears in the community for personal safety.

4. more commercial buildings where once there were families and homes.

5. deterioration of housing.

6. more families and single people on the move .....they don't seem to stay and raise families the way they used to.

7. "I don't know my neighbors any more."

8. minority groups are increasing.

9. single family dwellings have become multiple dwelling units ..... crowded conditions.
4

After a large body of information had been collected the Mission Neighborhood Centers used this information as a basis of program planning by the Centers. They have organized services and have recruited volunteers to supervise their services. The Centers have assumed the role of a multi-purpose agency. Citizen Groups have been organized within the area.

4. A Self-Portrait of the Greater Mission District in Southeastern San Francisco Vol. I, November 21, 1960 - Mission Neighborhood Centers

Planning for youth is top priority in their program. An Inter-Agency Coordinating Council, composed of professional and interested lay person to be primarily concerned with recreation, employment, and preventative programs for youth is another result. The United Community Fund of San Francisco Mission District Council is involved in many major problems in the area. It is a social planning body operating in a limited geographic area of the city. The council is a coordinative, intererganizational body whose function is to identify local problems and to mobilize resources to solve them. The boundries that are set by most of these groups to enable agencies to work effectively are bounded by 14th Street, Potrero Avenue, Army Street, and Guerrero Street. In other words they are talking about the core of the Mission District.

As more Spanish-speaking people are now living in the Mission (80,000 residents are Latin American with Spanish surnames) the need for help is combined with the problem of adjusting to the American way of life. English classes for the foreign born and citizenship classes are in constant demand by all agencies. The adults must familiarize themselves with the language in order to obtain jobs. The Mission is taking care of their senior citizens with many activities and clubs. Problems of housing is a major one. There is overcrowding and the average rent is $75.00 for four room apartments. Crime and inter-racial tension are other areas which have involved agencies and residents to work together. Youth gangs and personal problems such as employment are of concern to the agencies working in the Mission. Family centers have been established and there is guidance toward trying to attain a more adequate level of family life

In the Mission district there is an abundance of children. The Inner Mission Community fertility rates range from one child for every three women between 15 and 44 years. One agency that is well known in our city had its beginnings in the Mission District. The Colombia Park Boys Club at 458 Guerrero is concerned with growing boys. This club house gives Mission youngsters guidance and recreation. It is equipped with good facilities and the finest equipment. They have a gymnasium, outdoor game court, arts and crafts room, wood working shop, lounge, library, and study room. The steady mounting number of boys who flock the club indicate that every resource is tapped to keep the youngsters busy. The ages for its members are 6 to 18.

In the Mission approximately 15,000 pupils are enrolled in the schools. Within the district are 22 elementary, Jr. High, and Senior High Schools. The schools are overcrowded, however, many students are being transported from outlying regions. When the other areas get their own schools the pressure will be taken off the district.

The Mission district has more schools per capita than any other district. One of the nations's most outstanding technical school is John O'Connell Vocational Technical Institute, at 21st and Harrison. The school is a comprehensive vocational evening and day school, teaching part time as well as full time students.

Another outstanding school in the district is the nationally known Sunshine School for Handicapped Children, at Bryant, Florida, 25th and 26th Streets. Children from all over the city who cannot attend their own district school because of their handicaps are given a fine education here.

A look ahead a we will see two new schools in the Diamond Heights area. One will be a senior high and another an elementary. Le Conte on Army Street will also have some work done. Schools are important for San Francisco children.

The educational opportunities for their children was one thing that attracted the new residents to the Mission. Their children in the schools have brought many problems in conventional teaching methods and motivation. Spanish-speaking children are often handicapped in school because of language limitations. In the Mission District it is possible for a child to live his life outside school hours using only his Mother Tongue. Playmates, relatives, magazines, theaters, restaurants, and stores using only Spanish language can be found there. Limitations in English usage retard the learning of English vocabulary.

To aid these culturally different children the San Francisco Unified School District developed a pilot program utilizing field trips. These trips are for enriching and broadening pupil experiences. Beside planned learning experiences the students are taken out of their immediate community and exposed to a wider range whom he would normally not come in contact.

With the passage of the McAteer Act (Senate Bill 115) in 1965 Compensatory Education has paved the way for Educational opportunities in the Mission. The School District is developing the needed programs to help the various needs. The purposes of the legislation introduced by Senator J. Eugener McAteer of San Francisco are stated in the McAteer Act as follows:

> The Legislature finds and declares that because of home and community environmental conditions which give rise to language, cultural, and economic disadvantages, the latent talents of many minors in the elementary and secondary schools in the State remain undiscovered and are not adequately developed by the general educational programs afforded by the public school system. It is the intent and purpose of the legislature to encourage the establishment and development of programs by local officers and agencies of the public school system directed to identifying those pupil affected by language, cultural, and economic disadvantages who are potentially capable of completing the regular course of instruction leading to graduation from the public elementary and secondary schools, and by

special services, techniques, and activities to stimulating their interest in intellectual, cultural, and educational attainment. The Legislature finds that such special undertakings are essential to the conservation and development of the cultural, economic, and intellectual resources of the State and nation.5

The local program, which began in September 1963, provides funds for approximately 1500 pupils enrolled in schools located in neighborhoods where bilingualism is prevalent and economic needs may exist. Included in the study are youth from predominently Chinese, Negro, and Spanish-speaking backgrounds. Many of these students do poorly in tests because often the questions asked reflect a culture foreign to them. Teachers, parents, and administrators have indicated their support of the program. They have reported signs of academic, social, and cultural growth. Enthusiasm for the programs insure its continued success in the future.

Churches in the Mission are of every denomination. There are almost as many languages spoken in the pulpit of churches as there are nationalities. There are 49 churches in the Inner Mission. This is one for every 1000 inhabitants or about twice the San Francisco average. The parishes reflect the economical picture of that section of San Francisco. A few have the imposing spired edifices, but many more are down-at-heel structures and the "store front churches." There is a constant need for outside activities to raise funds. The encroachment of industry and the influx of minority groups pose problems and challenges for the chuch groups. The Roman Catholic Church as in the historical past is once again involved in changing social compositions. Their membership averages over three thousand members. With the influx of Spanish-speaking people and the majority belong to the Catholic religion the people once again turn to the church for guidance. They too are conducting English classes, school tutoring, information classes, and have active youth organizations. Everyone is concerned in trying to ease some of the problems facing their parishioners.

5. S.F. Unified School District on State Compensatory Program - 1963-1964

In the economic area, specifically the labor market, the Spanish-speaking people are a disadvantage group. There is a high component of unemployment and again the basic problem is the English language barrier. "From 15% to 17% are unemployed. The average education for the adults in that area ranges from 8.5 to 8.8 years. Approximately 1/3 have only 4th grade education or less and another 20% have only 8th grade education. The annual income for a median family of 4.5 persons ranges from $3400.00 to $3500.00 or $1,000 below the national scale." The combination of language and education background places a limit on the job availability.[6]

"There are long waiting lines at the two Spanish speaking job placement agencies. One is the Centro de Informacion at 2277 Mission, an employment referral agency set up by the Inner City Council which is sponsored by 7 Presbyterian churches in the Mission. The other is the headquarters of the burgeioning Spanish Speaking Citizens Foundation at 3530 20th Street. E.G. - I am a good mechanic but can't speak English, I will take anything at all. - I can only understand a few instructions in English."

Among the jobs available for many of these people are: bus boy, dishwasher, janitor, laborers, service workers or private household workers.[7] Agencies and individuals are very concerned. Plans are in progress by the Laundry Workers Union and the Laborers Union for a crash program in A B C Language. Adult English is being taught in neighborhood schools and churches. The people are being made aware daily of their need for a knowledge of the language. Qualified interpreters are in demand by many public agencies and businesses. Often a letter asking for an appearance in court

6. The San Francisco Examiner - Los Olvidados by Will Stevens, March 21,1965
7. Ibid.

or some city or government agency means hours of waiting for an interpreter (if provided) or you must bring your own. For example; a single interpreter fluent in Spanish, serves both the Superior Court and Municipal Court. The Department of Public Welfare employs 14 interpreters which is almost inadequate and causes hours of delay for those needing their help.

As time passes it continues to bring changes and with those changes we often bring new problems. New changes in the future for the Mission will be brought about by the Rapid Transit. Within a few years subway trains will be running under Mission Street leading to Daly City. The San Francisco Department of City Planning and the San Francisco Redevelopment Agency is now in the process of involving the various neighborhoods along the rapid transit lines in a joint effort of self improvement. In the Mission District there will be approximately four stations on the line at various stops. There is a group now directly involved in making a study of those areas relating to the rapid transit. The future will probably result in new parks, schools, streets, parking areas, tree planting and various needed facilities. Among some of the problems rapid transit may bring are; what will happen to the business' during this building period along Mission Street? Will there have to be many buildings or homes torn down? How much if any displacement of people or business will this involve. How exactly will rapid transit affect the Mission? There is hope that it will lead to spectacular private development.

The continued growth of the Mission District is symbolic of the vigor and energy of the people who many years ago chose as site for a Mission an area in a sheltered valley. As a symbol of old San Francisco, it retains much of the nostalgia, but with the interest and energy of the people living there now there will be progress. The many recent residents will have to make an effort themselves to get out of the language trap and accepting

Market Street
N3
N2
N1
N5a
N6
Castro St
N7
N8
South Van Ness Ave
N5B
N11
N10
N9
Grandview Drive
N12
Army St
N13
N14
O'Shaughnessy Blvd
San Jose Ave
N15
Bosworth

poverty.

One of the four areas designated by the Government as a pocket of poverty is the Mission. This area is to participate fully in President Johnson's War on Poverty. Less than a year ago at a meeting for those who administer the Economic Opportunities Act, Dr. Arthur Coleman addressed some of the people concerned with the Mission. Among his statements were, "- the purpose of the program is not just to alleviate poverty but to break the cycle of poverty. To do this the people must be willing to help themselves. Only through the efforts of people involved can the program be a success."[8]

8. The San Francisco Chronicle ,12/ 14/65 by Robert Graham
<u>24 Bingual Flea to the Poor of the Mission</u>

The following pages are selected Demographic Data about the Inner Mission community. The data material is dated 1960 and is used by many of the agencies concerned with the Mission. This data was the result of the United Communities Fund of San Francisco, Social Planning Department. The research Unit was completed March 3, 1963.

I am including this information as all of it is pertinent to the changes taking place as described in my paper.

White Spanish Surname Population
Foreign Born White Spanish Surname Population
Living in Fifteen Inner Mission Census Tracts
and In San Francisco, 1960

Census Tracts	White Population	Spanish Surname Population	Percent of White Population	Foreign Born of Spanish Surname	Percent of Spanish Surname
San Francisco	298,912	51,395	7%	16,509	32%
Inner Mission	68,669	9,822	9-24%	3,608	25-36%
M-1	3,865	948	24	375	40
M-2	5,174	854	16	335	39
M-3	3,262	680	21	383	56
M-3A	3,061	282	9	116	41
M-3B	3,364	383	11	130	34
M-6	5,366	469	9	219	47
M-7	5,578	750	13	246	33
M-8	4,725	943	20	381	40
M-9	3,661	649	18	281	43
M-10	4,720	631	13	208	33
M-11	4,827	544	11	137	25
M-12	6,743	759	11	195	26
M-13	1,978	210	11	56	29
M-14	5,954	884	15	256	27
M-15	6,389	836	13	290	35

Almost one-third of all the 1960 nonwhite population of in Inner Mission community live in the three tracts containing Mission Street - M1, M8 and M9.

FOUR OCCUPATIONAL GROUPS EMPLOYED MEN IN THE CIVILIAN LABOR FORCE LIVING IN FIFTEEN INNER MISSION CENSUS TRACTS AND IN SAN FRANCISCO, 1960

Census Tracts	Employed Men in the Civilian Labor Force	PERCENT EMPLOYED AS: Professional, Technical, etc., Workers	Private Household & Service Workers	Laborers, Except Farm	All Other Occupations
San Francisco	197,656	12%	13%	7%	68%
Inner Mission	19,508	5-13%	9-18%	6-14%	64-81%
M-1	1,308	5	12	14	71
M-2	1,428	5	16	10	69
M-3	871	5	13	6	76
M-5A	807	10	16	9	75
M-5B	1,008	9	10	6	75
M-6	1,594	13	16	12	59
M-7	1,543	7	12	10	81
M-8	1,476	4	18	14	64
M-9	1,108	4	15	8	73
M-10	1,250	6	11	8	75
M-11	1,268	8	15	7	70
M-12	1,811	10	~~12~~ 9	11	72
M-13	598	10	11	8	71
M-14	1,625	8	10	9	73
M-15	1,813	8	9	9	74

16% to 28% of the employed men living in the Inner Mission community census tracts work as laborers, service workers or private household workers in 1960. All Inner Mission community tract except M6 have lower proportions of men employed as professional and technical workers. Twelve percent of the employed men in the city are professional and technicians.

EDUCATION

Census Tracts	Population and Over	PERCENT SCHOOL COMPLETED: Less Than 9 Years	9 - 11 Years	At Least 12 Years	More Than 12 Years
San Francisco	491,732	31%	18%	27%	24%
Inner Mission	47,136	29-52%	17-25%	19-30%	8-26%

12 Census Tracts	White Spanish Surname Population 25 Years and Over	Percent With Education 0 - 8 Year Only
Total	4,510	46%

More than one-half of the adult population living in five tracts - N1, N2, N3, N8, N9 - have less than high school educations.

The Median family income in 1959 ranges from $4,181 to $7,740 in the Inner Mission community. The families living in twelve of the census tracts have less than the city's $6,717 median income in 1959. Almost one-half of the white Spanish surname population 25 years and over living in 12 of the fifteen Inner Mission community census tracts have less than high school education.

Average Gross Rent of Renter-Occupied Housing Units and Average Value of Owner Occupied Housing Units in Fifteen Inner Mission Census Tracts and in S.F. - 1960

Census Tract	Average Gross Rent of Renter-Occupied Housing Units	Average Value of Owner-Occupied Housing Units
San Francisco	$ 73	$ 17,300
Inner Mission	$ 57-81	$ 13,000-17,6000

Types of Home Occupancy in Fifteen Inner Mission Census Tracts and in San Francisco.

	1950		1960	
	Total Housing Units	Percent Owner Occupied	Total Housing Units	Percent Owner Occupied
San Francisco	265,726	35%	310,559	33%
Inner Mission	27,024	9-73%	30,327	4-73%

Deteriorated and Dilapidated Housing Units in Fifteen Inner Mission Census Tracts

	Total Housing Units	Deteriorated and Dilapidated Housing Units	Percent of Total Housing Units
San Francisco	310,559	30,596	10%
Inner Mission	30,327	3,092	3-23%

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Growth of the Mission.

THE development that the Mission is experiencing is deserving of favorable comment. It has not lagged behind in the value of its improvements, which are extensive and represent a multitude of individual enterprises. Together with the Western Addition it forms the principal residence portion of the city, but the two differ in character as residence localities. Western Addition residences are more costly and elegant as a rule, and property there is higher in value; still the Mission has many fine dwellings. It is probably more thickly dotted with residences than the same extent of territory in any other part of the city. It is pre-eminently a dwelling community. The homes to be seen number thousands. Cottages abound on all sides, showing that in many cases the wage-earner has become a property holder. On some of the streets the homes are handsome, and, from their surroundings, compare favorably with those in other localities. Many such can be seen along Howard street, south from Nineteenth, on San Jose avenue and Guerrero, Twenty-first and Dolores streets. The more pretentious dwellings are on the increase, and, as a matter of fact, many homes costing from $10,000 to $15,000 are being erected. In the number and diversified character of its retail stores the district also shows prosperity. In short, its progress has been such as to show an increase in its taxable property of $7,254,821 since 1887. The records show that in 1888 the land and improvements in the district were assessed for some $18,000,000. The year before the figures were, in round numbers, $15,375,000. This year the assessment amounts to $22,629,821, in round numbers, being an increase of $782,720 in improvements, and $3,847,101 in land values over last year.

The future of the Mission as a residence district is of great interest. The natural growth of the city is southward towards and beyond it. Because of this fact its population and land values are constantly on the increase, and for the same reason, only to a less extent, the New Potrero and South San Francisco are undergoing a like experience. On account of this same fact, it will not be many years before the Mission will show greater gains in land values and improvements than the Western Addition. It is reasonable to suppose that the lower parts of the district will in years to come be taken up with the homes of workingmen, who will find employment in the factories that must inevitably congregate around Mission Bay in the New Potrero. Farther north in the district, on and around the Mission hills, there will certainly come about a great transformation in the character of the dwellings. People of means will in time take advantage of the charming views furnished by the hills, and convert them into fine residence sites. The belief exists that some day surveys will be made to run serpentine avenues along the hills on the lines of least resistance, which will be used as continuations of almost all the east and west streets from Eighteenth out. These serpentine streets will be the best possible means of utilizing the elevated land, and even a dull imagination can think of the time when costly dwellings will cover the hills, and make them fairly alive with hundreds of prosperous families.

Too much stress cannot be laid upon the Mission's increase in cable-road facilities and the growth in importance of its streets. As is well known, a cable road has just gone into operation on Howard and Twenty-fourth streets, giving them an increased importance. The latter avenue bids fair to have along it many retail stores. Howard street has always been a good residence avenue, and the cable-road has had the effect of increasing the value of the property along it. Valencia and Castro streets possess the other two cable lines that the Mission claims. The former sustains the same relation to the district that Market does to the down-town section. It is its principal busines street, and values per front foot, from its junction with Market clear out to Twenty-sixth street, range very high. Property along it tends more and more to be used as business sites, and there are many people who think it will eventually become the continuation of Market street. Castro street with its cable road is becoming rapidly improved. It is essentially an avenue for homes, many of which have been erected in the past twelve months.

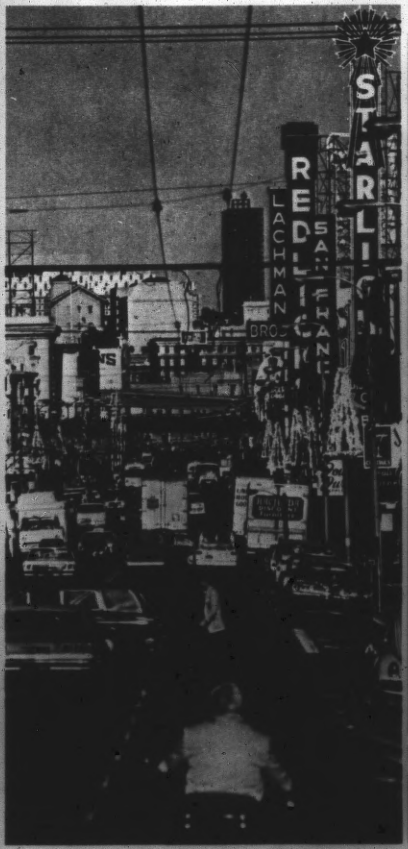
Mission, Church and Folsom streets have splendid prospects of having cable roads at an early day. The company operating the horse-car line on the latter street has already obtained extensions to its existing franchise for the purpose of constructing either a cable or an electric road. There can be no doubt but what this improvement will come sooner than would have been the case had not the cable road on Howard street been built. And for the same reason a cable road will put in an appearance on Misson street sooner than would otherwise have been the case. The Howard cable road will continue to take patronage from the horse-car lines on both those streets until they are improved with cable lines, or something better. When the Mission road is widened, and progress in that direction is now being made, it is pretty certain that steps will be taken by the owners of the Valencia cable to put one on Mission. Church street runs through a section of the Mission remote from cable facilities. There is a large residence district tributary to it, one that will furnish a paying patronage for a cable line. Its improvement in this respect may be looked for soon. There is also good prospects for a cable road on Sixteenth, and the people that are working for its extension west from Castro street have this in mind as their ultimate object.

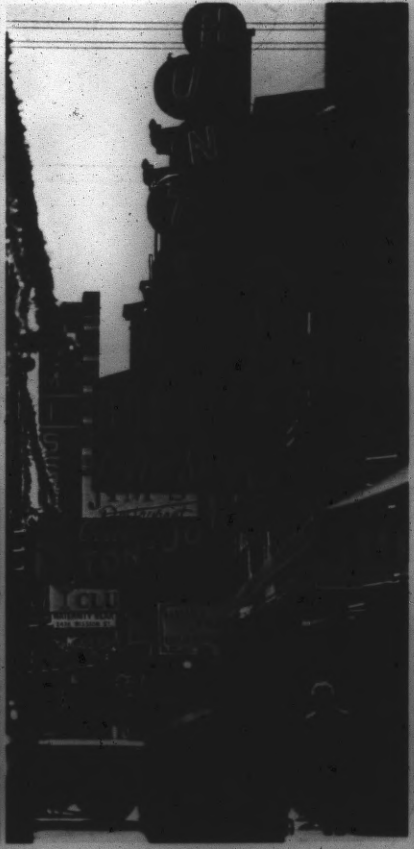
It is generally conceded that Mission and Valencia streets will be the two leading business streets in the district. Those paralleling them will for the most part be residence avenues, with here and there a sprinkling of small stores. Concerning the cross streets, Ninth, Sixteenth and Twenty-fourth already take the lead in retail stores. In a general way Fourteenth, Fifteenth, Sixteenth and Seventeenth streets are considered to have an importance, because it is deemed feasible by many people to give them outlets over the hills to ocean. Fourteenth and Sixteenth streets have an additional importance, for the reason that they have an easy access into the streets that run through the New Potrero to Mission Bay. In this latter respect Twentieth street also stands out prominently. Joined with Napa street it will make a fine thoroughfare between the Mission and the New Potrero. If these cross avenues do as a matter of fact permit of the extensions as outlined, they certainly possess great advantages. A glance at some of the streets down town will prove how true this is. Look at some of the streets that cross Market. Third is more of a business street than Fourth, and Sixth more than Fifth. One apparent reason why this is so lies in the fact that they have an easier and more direct entrance into the streets that lie north of Market. Third has virtually a direct entrance into Kearny, and Sixth into Taylor. Fourth and Fifth have a much less direct entrance into Stockton and Powell respectively. For the same reason, Ninth is of more importance than Seventh and Eighth streets. The two latter are virtually cut off from the streets north of Market. Ninth has an easy entrance into Larkin.

SIXTY CENTS

FEBRUARY 1973

San Francisco business

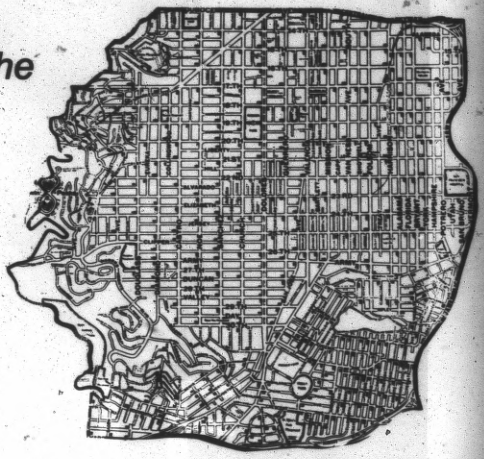




Mission: Possible • ABAG Growth/NoGrowth • School Boss: Morena

MISSION:

Merchants rally with Frank Hunt to revive the BART-battered miracle mile



Mission District News

BARBARA J. BRADY

Crusty Frank Hunt is leading a crusade for the merchants in the Mission District this year. The elusive "holy grail" that is the object of the quest would reinstate the unity and strength those merchants possessed a decade or so ago.

Hunt gives the impression that he will attack the dragons with the same kind of gusto that led to his three-million dollar success in the doughnut world.

Ex-president of the Mission District Merchants Association and now chairman of the Mission Merchants, an affiliate of the Greater San Francisco Chamber of Commerce since last November, Hunt chronicles the old retail association's demise succinctly. "Ten years ago we were the most powerful lobby in the City; the only outstanding group with a voice in City Hall. We represented not only a strong business voice but 95,000 voters as well. Eight years ago, BART started, tearing up the streets—we've gone rapidly downhill ever since . . . turned into an essentially promotional agency."

The Mission District, sunny when everywhere else in the City is foggy, was steeped in retail tradition; in fact it became the first "shopping center" in California, having survived the great earthquake and fire of 1906 . . . it was the only place in town with merchandise to sustain San Francisco. In spite of its history, morale sunk to such a low in the late '60s, Hunt says, that "everybody's still waiting for Mission Street to turn into Skid Row."

He, and many others who have business or professional ventures in the area, mean to stop that sort of thinking with a positive program of action.

As Hunt sees it, "BART did wreak havoc among the Mission merchants. It tore up three miles of the main

MISSION:POSSIBLE

street, parts of the side streets. Some places, there were only 30 inches of walking space next to display windows . . . fences blocked others off completely. One week streets would be one way, the next they'd change direction. It broke lots of people, and impoverished many others who had the courage to hang on."

Hunt took the bull by the horns with an all-out advertising/public relations campaign—his own brand. He sponsored doughnut sales for churches, schools and other organizations. (The organization sells the tickets and keeps the profits; Hunt redeems the tickets.)

The scheme not only creates a demand for doughnuts, but it fits in well with Hunt's form of philanthropy and his commitment to the work ethic: "Give people something and it degrades them, ruins them . . . let 'em work for it."

He first inaugurated these doughnut-sale projects some 20 years ago. Over the years, "I've made it possible for organizations to make close to $400,000." He adds, "Maybe I should be coy and secretive, but hell, I'm proud of it."

He adheres closely to a theory advanced by the late Dizzy Dean: "If you say something and then do it, you're not bragging."

Hunt's not the least bit shy about his success, either. "I make money because I want to," he proclaims shamelessly, but emphasizes, "...and I like to spend it." By way of explanation, he adds, "There are so many things to be done. Think what a hero I'd be if I went into all the bars buying drinks for the floozies . . . I'd rather spend my time and money on young people. (Among other things, he sponsors nine Little League teams.)

Hunt muses, "I could be a bum today. I work to keep from being a bum." His success may be attributed to a unique combination of ambition, cleverness and hard work. At any rate, education is a minor factor.

"I finished third reader . . . it's the only schooling I've had. I'm barely as smart as a packhorse, yet I had the sense to make a million dollars; soon it will be three million."

Actually, it was a twist of fate that carried Hunt from the Texas oil fields ("an unlucky venture") into the doughnut business.

"Doughnuts always gave me indigestion," he recalls. "Later I found out why. They were fried in dirty, stinky, unfiltered animal fat." Despite the fact that doughnuts were unpalatable to him at the time, Hunt decided that to survive the Great Depression, he had to get into "a foolproof business." A query to the Commerce Department revealed that "fewer doughnut shops were going broke than anything else." It was that simple.

Reflecting for a moment, Hunt says, "I worked like a dog. People

think I'm brilliant. I'm not brilliant. I just rescued myself, as when BART hit. All of a sudden there were no 28,000 cars on the street. People asked me, 'What are you going to do?' I told them I'm going to sell doughnuts. And I did. I've got 15 nice shops now (Hunt's Quality Donuts) and they were paid for by this Mission Street location . . . I'm thankful." (Not only thankful, Hunt is "prejudiced in favor of the Mission" and "I always shop here first myself.")

Now that BARTs digging in the Mission is finished, Hunt thinks rapid transit could be a "godsend," with a big IF. "It's time for BART to stop kidding—or lying to—us. There have been nothing but delays for two years. It's time to stop humbugging people . . . I feel keenly about that."

He feels just as keenly that "it's time, goddammit, that the merchants stop whining—people get into the habit of crying—about their bad luck and start pulling themselves back together."

And that is what the new Mission Merchants is all about. Restructured organizationally with a projects planning board of 15 members, and with a newly hired executive manager, it is ready to roll on a diverse action program.

Foremost on the agenda for 1973 are 1) a fight against the onslaught of pawnbrokers into the area, 2) beautification, including "low-level" lighting as a crime deterrent and 3) four drives to increase the membership rolls, which translates into financial backing.

This month, for the first membership campaign, pairs of Mission Merchants representatives and Loaned Executives from the Chamber will scour the Mission for new joiners. "We'll tell them to try it," Hunt said. "We need money so we can do a real job."

Hunt didn't hesitate throwing his hat in the ring first. He paid the Mission Merchants $1,000 and "I'll hold

up that cancelled check and say 'I have performed; will you follow?" to his Mission District neighbors.

On another front is the pending battle against pawnbrokers. More of them in the area would spell disaster, in Hunt's opinion. "We have only one hockshop—I don't call them pawn shops, I call them what they are. If there were 30 of them it would take forever to clean them out. It's useless to try to do some good and then let hockshops in. And it's a terrific burden on the police to try to regulate them."

Keeping pawnbrokers out, in the past, has unified most businessmen and women in the Mission District. A concerted effort on the part of Mission retailers and their district police chief managed, in fact, up until last September, when new legislation was passed to facilitate the relocation of pawn shops from redevelopment areas in the City. Since that time, only the threat of the Mission Merchants to fight the law in the courts has kept the pawn shops out.

This fight is an important one to Hunt, personally. He recalls his first visit to San Francisco—a visit that led to his taking up residence and going to work here. "It was the prettiest town I'd seen in my life," he says. But he also remembers "San Francisco had the same hockshop district when I first came here. No improvements. It's just as rundown, same as 35 years ago."

Just as Hunt can be expected to campaign faithfully against pawnbrokers, he can be counted on to fight consistently for McDonald's, the hamburger people who are being kept out of the Mission District by union labor's influence on the City Planning Commission.

Not that Hunt is anti-labor—"I've had union labor for 20 years, and no disputes (with one minor exception). I work very closely with the union. If costs run too high, I raise the price of doughnuts." But at the same time, Hunt finds "unions have priced kids out of the labor market. They stand on street corners flat broke . . . that's why kids are so vicious today . . . they can't get good employment. McDonald's would have provided jobs for 200 kids, and McDonald's pays more than the minimum wage."

He elaborates: "Kids today may not deserve our help, but they need it, and we should give it to them so they can become good citizens. We need a good youth program right here!

"If there were 30 hockshops it would take forever to clean them out. It's useless to try to do some good and then let hockshops in."

"Not only that," he continues, "we need new businesses, too. It tires me to hear about our 'little' merchants. It's degrading to call people 'little'."

On the street beautification issue, the Mission Merchants are pledged to raising $300,000 seed money for low-level lighting, to be augmented by $900,000 City funds.

Promotional activities, which are important to shop owners, will remain an important part of the Mission Merchants program, as well, Hunt explains. "But we'll expand into these other activities, too . . . it's been years since we've been involved."

Hunt has no doubt that the Mission Merchants goals are within reach. But it might take patience. He remembers something Ralph Waldo Emerson once wrote: "Learn to labor; learn to wait."

"I learned to labor at 11," Hunt, now 72, says. "But damn, it took me 50 years to learn to wait."

So while he has "a feeling that this street is going to flower, to bloom," he plans to step out of the picture come 1974.

"I've dedicated 1973 to the Chamber and the Mission Merchants, then I'm going to pull out. Hell, I'm not trying to run things. I don't want to be a chief. I just want to be an Indian."

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Changes in the Housing Stock
Mission Model Neighborhood, 1960-1971
August, 1972

By Noelle Charleson
and Judith L. Waldhorn

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CHANGES IN THE HOUSING STOCK
MISSION MODEL NEIGHBORHOOD
1960 - 1971

SUMMARY

1. Between 1960 and 1971, 1126 housing units were built in the Mission Model Neighborhood (MN). Those 1126 units were in relatively large buildings. Less than one percent were single-family homes, while eighty-four percent were in buildings which contained five or more housing units. The average size of the new buildings was nine apartments per structure.

2. Some 640 housing units were torn down in the MN between 1960 and 1971. The average demolished structure contained about three units. About 40 percent of the structures torn down were single-family homes.

3. The net change in the MN between 1960 and 1971 was a gain of 486 housing units, virtually all in buildings containing five or more apartments.

4. The City as a whole increased its total housing stock by nine percent between 1960 and 1971. The MN total stock increased by only four percent during the same period.

5. The implications for housingin the Mission are clear. Family housing is being demolished, while higher-density apartment buildings are being constructed. The Mission Coalition Organization (MCO) must reverse this trend to meet its goal of decent housing at prices Mission families can afford.

INTRODUCTION

The Stanford Community Development Study was funded by the National Science Foundation to study community development in the Mission Model Neighborhood (MN) of San Francisco and to provide technical assistance to one Mission Coalition Organization (MCO). The boundaries of the MN are shown on Maps 1 and 2, following.

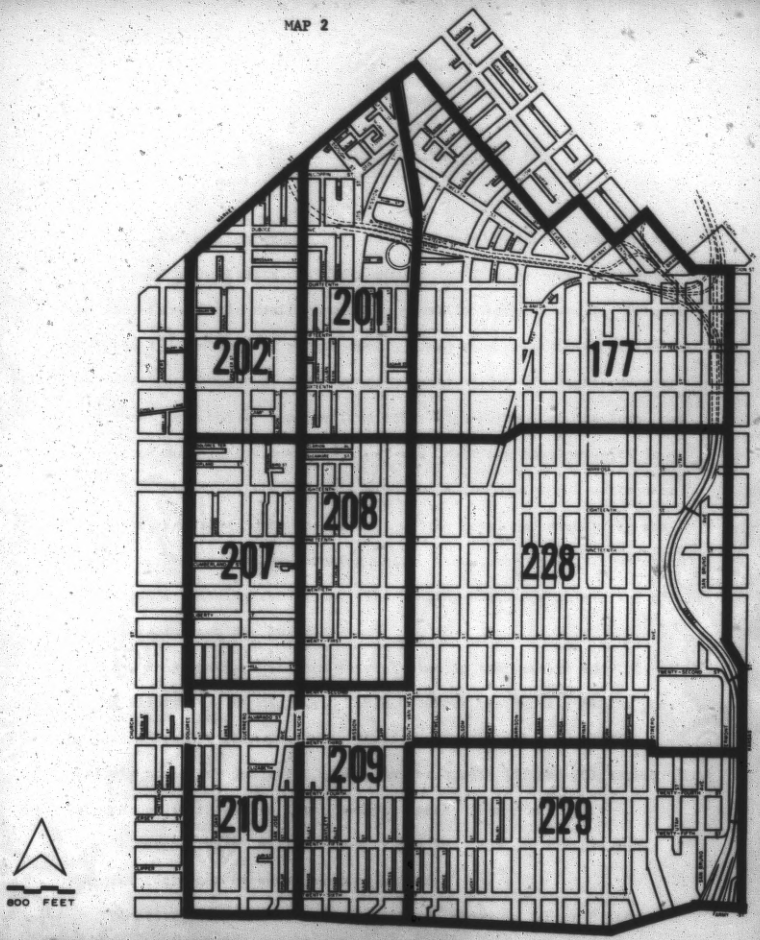
The MCO Planning Committee asked the Study to provide the background necessary for a neighborhood housing plan. This report is one in a series designed to aid the community in making decisions about its future.

This report contains an evaluation of trends in Mission housing--construction of new homes and demolition of old ones. The final chapter presents the implications for the neighborhood in view of the changing housing stock.

MAP 1

= MISSION MODEL NEIGHBORHOOD

MAP 2



MISSION MODEL NEIGHBORHOOD CENSUS TRACTS

MAP 2

I. NEW CONSTRUCTION, DEMOLITION AND NET CHANGE IN THE MISSION

The construction trend in the Mission Model Neighborhood (MN) has been toward high density buildings containing five or more apartments and away from single family homes, as shown in Tables A and B. Between 1960 and 1971, only four single-family homes were constructed in the MN, less than one percent of all new units built. Sixty-six higher density structures were built, representing fifty-five percent of the total new structures and eighty-four percent of the total new housing units in the neighborhood. Fifty 2-4 unit structures containing 171 units were built, representing forty-one percent of the total new structures and fifteen percent of the new housing units. Thus, the Model Neighborhood gained 120 structures containing 1126 housing units, or an average of nine units in each new building.

New construction has been concentrated in the western edge of the MN, as illustrated by Map 3 and Table C, where residential zoning predominates, rather than in the northeastern corner which is almost entirely zoned for industry. Thus, census tracts 177 and 201 showed very meager increases in total housing stock, .4 and .2 percent respectively, while census tracts 202, 208 and 210 had substantial increases of seven percent or more.

Demolition for the eleven year period, shown in Tables D and E, resulted in large losses of both single family and 2-4 unit structures. Ninety-six single family homes were lost, accounting for fifteen percent of all units demolished.

TABLE A

TOTAL NEW CONSTRUCTION IN THE MISSION MODEL NEIGHBORHOOD 1960 - 1971

BUILDING TYPE	TOTAL CONSTRUCTED Numbers	Percent	
Single-family	4	35% (of units)	4% (of structures)
2-4 family			
# structures	50	41% (of structures)	
# units	171	15% (of units)	
5 or more families			
# structures	66	55% (of structures)	
# units	951	84% (of units)	
TOTAL Structures	120		
Units	1126		

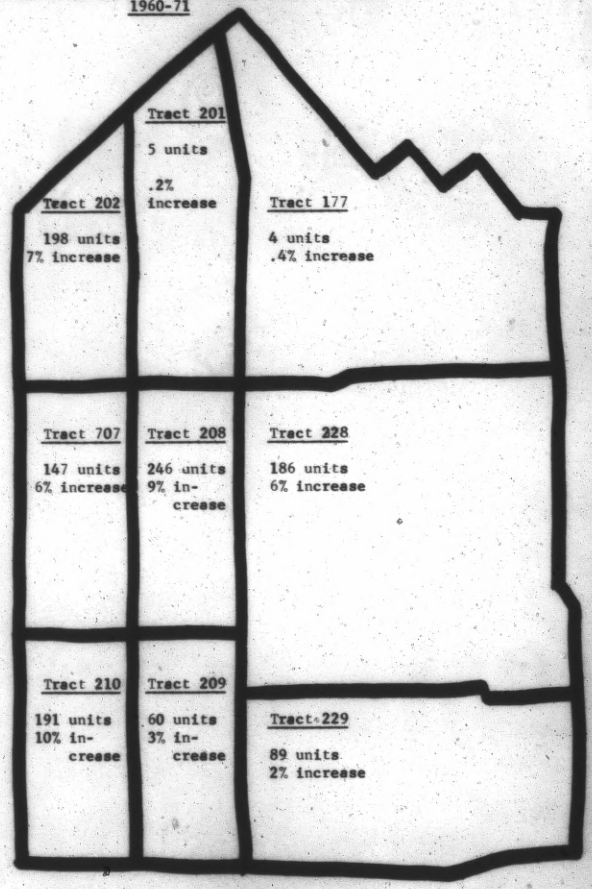
TABLE B

NEW CONSTRUCTION BY CENSUS TRACT
1960 - 1971

Building Type	Census Tract 177	201	202	207	208	209	210	228	229	TOTAL
Single Family	0	2	0	0	0	0	1	1	0	4
2-4 Structure	1	1	4	6	5	1	12	13	7	50
Unit	4	3	14	21	18	4	43	41	23	171
5 or more Structure	0	0	8	10	5	7	20	11	5	66
Unit	0	0	184	126	228	56	147	144	66	951
Total Structure	1	3	12	16	10	8	33	25	12	120
Unit	4	5	198	147	246	60	191	186	89	1126

MAP 3

NEW CONSTRUCTION IN THE MISSION MODEL NEIGHBORHOOD
1960-71



Total New Units Constructed = 1126
Percent of Increase, 1960-71 = 5%

TABLE C

PERCENT OF INCREASE BY CENSUS TRACT
1960 - 1971

Census Tracts	177	201	202	207	208	209	210	228	229	TOTAL
Total Units	4	5	198	147	246	60	191	186	89	1126
Percent of Increase Since 1960	.4%	.2%	7%	6%	9%	3%	10%	6%	2%	5%

TABLE D

DEMOLITION IN THE MISSION MODEL NEIGHBORHOOD
1960 - 1971

Building Type	Census Tract 177	201	202	207	208	209	210	228	229	TOTAL
Single Family	10	6	5	10	7	11	10	23	14	96
2-4 Structure	8	13	9	5	17	21	13	11	11	108
Unit	20	36	19	11	38	45	34	23	28	254
5 or more Structure	6	8	1	0	3	4	7	5	1	35
Unit	42	51	6	0	80	29	39	38	5	290
Total Structure	24	27	15	15	27	36	30	39	26	239
Unit	72	93	30	21	125	85	83	84	47	640

TABLE E

NUMBER AND PERCENT OF STRUCTURES AND UNITS DEMOLISHED

Building Type	Total	% of Total
Single Family	96	15% Units 40% Structures
2-4 Structure	108	45%
Unit	254	39%
5 or more structure	35	14%
Unit	290	45%
TOTAL Structures	239	
Units	640	

TABLE F

PERCENT OF UNITS DEMOLISHED BY CENSUS TRACT

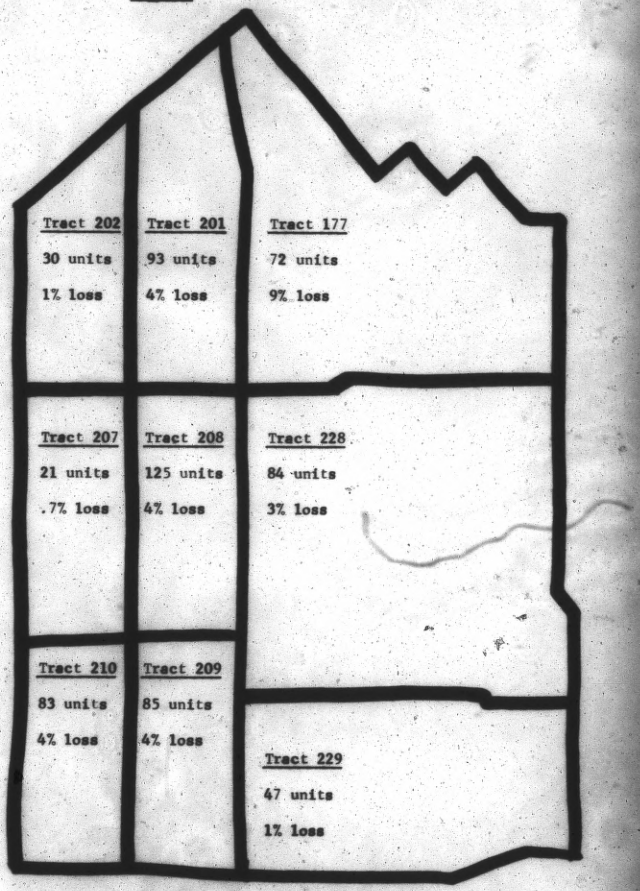
Census Tracts	177	201	202	207	208	209	210	228	229	TOTAL
Total Units	72	93	30	21	125	85	83	84	47	640
Percent Lost	9%	4%	1%	.7%	4%	4%	4%	3%	1%	3%

Geographically, demolition in the MN somewhat mirrors construction since more demolitions occurred in areas of little construction, illustrated on Map 4. Census tract 177, which lost nine percent of its units between 1960 and 1971, suffered proportionately more than twice the demolitions of any other census tract. The next highest loss was four percent, recorded in half of the other census tracts (201, 208, 209, 210). These four tracts also had many single-family homes demolished, comprising thirty five percent of the total. For example, census tract 208 lost four percent of its units, seven of which were single family homes. No new single family homes were built in that tract during the same period, but 228 units in high density structures were completed. Census tract 207 showed a loss of only .7 percent of its units, yet forty-eight percent of the total units demolished were single family homes, and none were built there during the same period. More single family homes (23) were demolished in census tract 228 than in any other census tract. Only one single family home was built there between 1960-71, yet 144 units in higher density structures were constructed.

Net change tables G and H dramatically illustrate the replacement of low density homes by buildings with five or more apartments. Only the high density categories showed gains in the MN between 1960-71. There was a total net loss of ninety-two single family structures, or fifty-two percent of total units lost. The 2-4 unit structure category showed a net loss of fifty-eight structures, or

Map 4

Units Demolished in the Mission Model Neighborhood, 1960-71



Total Units Demolished = 640
Percent of Stock Demolished = 3%

TABLE G

1960 Mission Model Neighborhood (MN) Housing Stock

Building Size	Census Tracts *(K-6) 177	(N-1) 201	(N-2) 202	(N-7) 207	(N-8) 208	(N-9) 209	(N-10) 210	(L-2) 228	(L-3) 229	MN Total
1 unit	44	97	92	203	326	302	331	1099	757	3,251
2-4 units	341	439	670	1294	800	693	1015	1526	1497	8,275
5 or more	434	1958	1866	1141	1622	949	627	468	739	9,804
Total	819	2494	2628	2638	2748	1944	1973	3093	2993	21,330

*Letters and numbers in parentheses refer to 1960 census tract designations. Numbers below are the 1970 designations which have identical boundaries.

Net Change in Mission Model Neighborhood (MN) Housing Stock, 1960-71

Building Size	Census Tracts 177	201	202	207	208	209	210	228	229	MN Total
1 unit	-10	-4	-5	-10	-7	-11	-9	-22	-14	-92
2-4 units	-16	-33	-5	+10	-20	-41	+9	+18	-5	-83
5 or more	-42	-51	+178	+126	+148	+27	+108	+106	+61	+661
Total	-68	-88	+168	+126	+121	-25	+108	+102	+42	+486

1971 Mission Model Neighborhood (MN) Housing Stock

Building Size	Census Tracts 177	201	202	207	208	209	210	228	229	MN Total
1 unit	34	93	87	193	319	291	322	1077	743	3159
2-4 units	325	406	665	1804	780	652	1024	1544	1492	8192
5 or more	392	1907	2044	1267	1770	976	735	574	800	10,465
Total	751	2406	2796	2764	2869	1919	2081	3195	3035	21,816

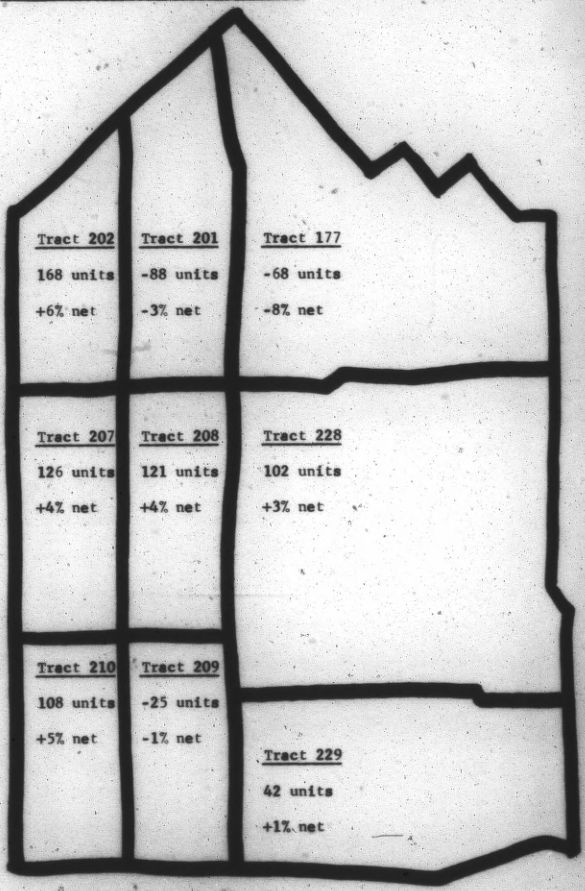
Source: Changes in the San Francisco Housing Inventory, 1960-66, 1967, 1968, 1969, 1970, 1971, Department of City Planning.

thirty-eight percent of total lost, and a unit loss of eighty-three, or forty seven percent of total units lost. The only gains shown were in the five or more unit category: thirty one structures, 100 percent of total net structures gained, and 661 units, 100 percent of total net units gained. Therefore, the total net change for the MN resulted in a net loss of 119 structures, because many one, two, three and four-family buildings were torn down, but a net gain of 486 units,due to the predominance of new high density buildings.

Map 5 and Table I show the geographic pattern of construction of new units in the western and northwestern sections of the MN through the net change figures. The census tracts which had the largest net increases of units in higher density structures (202, 207, 208, 210, 228) also had the greatest percentage increases in total housing units. Census tract 202 had the largest net increase of units, partly because few demolitions occurred there. The largest census tract, 228, had a net gain of only 102 units, showing the scarcity of land for new construction in that area. The greatest amount of new construction occurred on the western edge of the MN, in census tracts 202, 207, 210.

Map 5

Net Change by Census Tract, 1960-71



Total Net Change = +486 units
Percent of Change, 1960-71 = +2%

TABLE H

NET CHANGE* IN STRUCTURES AND UNITS
1960 - 1971

Building Type	Census Tract 177	201	202	207	208	209	210	228	229	TOTAL
Single Family	-10	-4	-5	-10	-7	-11	-9	-22	-14	-92
2-4 Structure	-7	-12	-5	1	-12	-20	-11	2	-4	-58
Unit	-16	-33	-5	10	-20	-41	9	18	-5	-83
5 or more	-6	-8	7	10	2	3	13	6	4	31
Unit	-42	-51	178	126	148	27	108	106	61	661
Total Structure	-23	-24	-3	1	-17	-28	3	-14	-14	-119
Unit	-68	-88	168	126	121	-25	108	102	42	486

*Net Change = New Construction Minus Demolition.

TABLE I

PERCENT OF CHANGE IN HOUSING UNITS
1960 - 1971

Census Tracts	177	201	202	207	208	209	210	228	229	TOTAL
Total Net Change Units	-68	-88	168	126	121	-25	108	102	42	486
Percent of Total*	92%	97%	106%	104%	104%	99%	105%	103%	101%	102%

*Figures below 100% indicate a loss, figures above 100% indicate a gain.

II. A COMPARISON OF SAN FRANCISCO AND THE MISSION MODEL NEIGHBORHOOD

While construction as a whole has declined nationwide in the last eleven years, San Francisco showed significantly higher gain proportionately than did the Mission Model Neighborhood (MN), as shown in Tables J, K and L. A major difference was the construction rate of single family houses. The City total for eleven years was 3941, representing thirteen percent of all units built, compared to the MN total of four, or .35 percent. In the 2-4 unit category, San Francisco gained 1256 structures, nineteen percent of the total structures built, and about twelve percent of the total new units.

The majority of the new construction activity in San Francisco was in high density buildings; 1423 five-or-more-unit structures were built, twenty-one percent of the total, containing 22,189 units, or seventy five percent of the total. Thus, San Francisco gained 6620 structures, fifty five times that of the MN (120), and 29,691 units, twenty six times that of the MN (1126).

Between 1960-71 San Francisco experienced a nine percent increase in its housing stock, while the MN had only a five percent increase. For every structure built, San Francisco gained an average of four units. However, in the MN every structure built resulted in an average gain of nine units. These ratios once again point to the almost exclusive construction trend in the MN of higher density buildings.

TABLE J

NEW CONSTRUCTION TRENDS 1960-71
SAN FRANCISCO AND MISSION MODEL NEIGHBORHOOD (MN)

Date	1960-66		1967		1968		1969		1970		1971		TOTAL	
Building Type	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF
Single Family	2	3360	2	171	0	112	0	69	0	106	0	123	4	3941
2-4 Structure	47	918	1	43	1	84	0	71	1	54	0	86	50	1256
Unit	161	2563	4	114	3	237	0	217	3	162	0	268	171	3561
5 or More	61	1207	1	33	0	40	3	55	0	36	1	52	66	1423
Unit	707	17213	92	1012	0	1057	147	1079	0	722	5	1106	951	22189
Total Structure	110	5485	4	247	1	236	3	195	1	196	1	261	120	6620
Unit	870	23136	98	1297	3	1406	147	1365	3	990	5	1497	1126	29691

TABLE K

NUMBER AND PERCENT OF NEW UNITS CONSTRUCTED, SF AND MN, 1960 - 1971

Building Type	Total	% of Total		Total	% of Total	
Single Family	4	.35% units	4% struc.	3941	13% units	59% struc.
2-4 Structure	50	41%		1256	19%	
Unit	171	15%		3561	12%	
5 or more	66	55%		1423	22%	
Unit	951	84%		22189	75%	
Total Structure	120			6620		
Unit	1126			29691		

TABLE L

PERCENT OF HOUSING STOCK INCREASE, 1960 - 1971

	MN	SF
Total Units Constructed 1960-71	1126	29691
Percent Gained 1960-71	5%	9%

In every category, from single family dwellings to units in higher density structures, proportionately fewer dwellings were demolished in San Francisco than in the MN, as shown in Tables M, N and O. While 985 times as many more single family homes were built in San Francisco than in MN, only nineteen times as many single family homes were demolished. Between 1960-71 in San Francisco, twenty-five percent of the total units demolished were in single family homes. Thirty-three percent of the structures and thirty-six percent of the units were in 2-4-family buildings. Although twenty times as many units in 2-4 unit structures were built in the whole City, only ten times as many of these units were demolished. Twenty three times as many units in high density structures were constructed in San Francisco as in the MN over the eleven year period, yet only nine times as many of these units were demolished in San Francisco. Therefore, San Francisco gained fifty-five times as many structures as the MN, but lost only nine times as many structures. Twenty-six times as many units were built in San Francisco, but only eleven times as many units were demolished. In total, San Francisco lost two percent of its units through demolition, while the MN lost three percent.

Net Change Table P shows that the MN stock of single and 2-4 family dwellings has dwindled seriously over the past decade. The MN had a net loss of ninety two single family units, while San Francisco gained 2,063. In the 2-4 unit category the MN again lost

TABLE M

DEMOLITION TRENDS
SF AND MN, 1960 - 1971

Date	1960-66		1967		1968		1969		1970		1971		TOTAL	
Building Type	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF
Single Family	75	1289	5	138	2	111	5	84	7	129	2	127	96	1878
2-4 Structure	74	559	5	43	5	117	5	166	9	116	10	87	108	1088
Unit	172	1344	10	101	10	285	11	438	25	307	26	231	254	2706
5 or more	26	160	3	23	1	29	1	34	1	28	3	14	35	288
Unit	169	1437	15	284	10	232	64	376	6	294	26	199	290	2822
Total Structure	175	2008	13	204	8	257	11	284	17	273	15	228	239	3254
Unit	416	4070	30	523	22	628	80	898	38	730	54	557	640	7406

TABLE N

TOTAL STRUCTURES AND UNITS DEMOLISHED,
SF AND MN, 1960 - 1971

	MN			SF		
Building Type	Total	% of Total Demolished		Total	% of Total Demolished	
Single family	96	15% Units	40% Struc.	1878	25% Units	58% Struc.
2-4 Structure	108	45%		1088	33%	
Unit	254	39%		2706	36%	
5 or more	35	14%		288	9%	
Unit	290	45%		2822	38%	
Total Structure	239			3254		
Unit	640			7406		

TABLE O

PERCENT OF HOUSING STOCK DEMOLISHED,
SF AND MN, 1960 - 1971

	MN	SF
Total Units Demolished	640	7406
Percent Lost	3%	2%

fifty-eight structures, while San Francisco gained 168, and the MN lost eighty-three units while San Francisco gained 855. Both the MN and San Francisco had net gains in the higher density structures. San Francisco had a net gain of 1,135 five-or-more unit structures, and a net gain of 19,367 units. Therefore, while the MN actually had a net loss of total structures and a moderate gain of total units, San Francisco had a large increase in both structures and units.

TABLE P

NET CHANGE* IN THE HOUSING STOCK,
SF AND MN, 1960 - 1971

Date	1960-66		1967		1968		1969		1970		1971		TOTAL	
Building Type	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF	MN	SF
Single family	-73	2071	-3	33	-2	1	-5	-15	-7	-23	-2	-4	-92	2063
2-4 Structure	-27	359	-4	0	-4	-33	-5	-95	-8	-62	-10	-1	-58	168
Unit	-11	1219	-6	13	-7	-48	-11	-221	-22	-145	-26	37	-83	855
5 or more	35	1047	-2	10	-1	11	2	21	-1	8	-2	38	31	1135
Unit	538	15776	77	728	-10	825	83	703	-6	428	-21	907	661	19367
Total Structure	-65	3477	-9	43	-7	-21	-8	-89	-16	-77	-14	33	-119	3366
Unit	454	19066	68	774	-19	778	67	467	-35	260	-49	940	486	22285

*Net Change = New Construction Minus Demolition.

III. POPULATION AND HOUSING TRENDS

An accurate evaluation of changes in the housing stock cannot be made without an analysis of population changes, for those demands help shape its price, condition, availability and future trends in construction, rehabilitation and demolition. Table Q shows the MN population in 1960, 1970, and the net change by census tract for the ten year period.

Four census tracts (177, 201, 202, 207) lost population. Census tract 177 lost six percent of its population and eight percent of its housing stock, and by 1970 had an average of 2.68 persons per unit, shown in Tables R and S. Census tract 201 lost eleven percent of its population and also lost three percent of its housing stock, and in 1970 had an average of 1.58 persons per unit. Census tract 202 lost .7 percent of its population between 1960-70 yet had a six percent increase in its housing stock. By 1970, tract 202 had an average of 2.04 persons per unit.

Census tract 207 lost three percent of its population but had a four percent increase in its housing stock and had an average of 2.01 persons per unit in 1970. Only tract 209 lost units but gained in population between 1960-70, with a loss of .7 percent of its units, but a six percent population increase. That tract had an average of 2.09 persons per unit in 1970.

TABLE Q

POPULATION TRENDS BY CENSUS TRACT,
MISSION MODEL NEIGHBORHOOD
1960 - 1970

1960 Population

Tract 177	201	202	207	208	209	210	228	229	Total
2167	4357	5767	5768	5115	3819	4918	10216	9017	51144

1970 Population

177	201	202	207	208	209	210	228	229	Total
2019	3836	5722	5579	5367	4050	5136	10717	9448	51874

Net Change and Percent of Population
Gain or Loss, 1960-70

177	201	202	207	208	209	210	228	229	Total
-148	-521	-45	-189	+252	+231	+218	+501	+431	+730
Percent gain or loss									
-6%	-11%	-1%	-3%	+4%	+6%	+4%	+4%	+4%	+1%

TABLE R

RATIO OF PERSONS TO HOUSING UNITS, MN, 1960-70

PERSONS/UNIT, 1960

Census Tract 177	201	202	207	208	209	210	228	229	Total MN
2.64/1	1.74/1	2.19/1	2.18/1	1.86/1	1.96/1	2.49/1	3.30/1	3.01/1	2.37/1

PERSONS/UNIT, 1970

177	201	202	207	208	209	210	228	229	Total MN
2.68/1	1.58/1	2.04/1	2.01/1	1.86/1	2.09/1	2.46/1	3.34/1	3.10/1	2.35/1

TABLE S

NET CHANGE IN POPULATION AND HOUSING UNITS, MN, 1960-70

Census Tract	177	201	202	207	208	209	210	228	229	Total MN
Percent of population lost or gained	-6%	-11%	-.7%	-3%	+4%	+6%	+4%	+4%	+4%	+1%
Percent of units lost or gained	-8%	-3%	+6%	+4%	+4%	-.7%	+5%	+3%	+1%	+2%

The remaining census tracts (208, 210, 228, 229) had increases in both population and housing stock, though tract 229 showed a small gain of one percent in its housing stock, compared to a four percent increase in population. Tracts 228 and 229 had the highest average of persons per unit, 3.34 and 3.10, respectively. In total, the MN had an average of 2.3 persons per unit and San Francisco an average of 2.1 per unit.

IV. IMPLICATIONS FOR HOUSING IN THE MISSION

The implications for the housing stock in the Mission Model Neighborhood are clear. The preceeding tables point to a diminishing supply of low-density family homes. They show that proportionately more low-density structures have been demolished, and that these demolished buildings are being replaced by ones of higher density, averaging nine units each.

The loss of one and 2-4 unit buildings is caused by two factors: they are often old and in need of costly rehabilitation, and they occupy land in a neighborhood where vacant sites are scarce, and where zoning often allows higher density construction. Low cost rehabilitation loans could salvage many of these older homes, some of which are historical landmarks of San Francisco's Victorian style architecture.

The severe problem of scarcity of vacant land could be remedied somewhat if part of the northeast industrial sector of the MN were rezoned for low and medium density residential construction. Some of the large buildings in the northeast MN stand vacant; others are for sale or underutilized. Thus, the conversion to a residential neighborhood with open space, shops and schools could benefit MN families.

The Mission Coalition Organization (MCO) has adopted housing as one of its highest priorities and has proposed construction of new low and medium density homes subsidized for low and moderate

income families. Many of the newly-built high-density structures in the MN are not suitable for large families and are too expensive for many Mission residents. This trend toward smaller units if continued may force families to leave the MN to find suitable housing.

If the MCO is to encourage a stable family environment, older single family and 2-4 unit buildings must be repaired, not demolished. New construction of subsidized family housing must be encouraged. Finally, financial arrangements must be negotiated to enable Mission tenants to become homeowners.

NOTES ON DATA SOURCES

The construction, demolition and net change figures in this study were derived from Changes in the San Francisco Housing Inventory, which has been issued annually since 1966 by the Department of City Planning. In computing net change calculations for the nine census tracts in the Mission Model Neighborhood, certain minor discrepancies were noted between the net change figures listed in the City Planning reports and those obtained by subtracting demolition from new construction. However, discussions with City Planning Staff ascertained that the numbers in this report are correct.

DEFINITION OF TERMS

1. Demolition: Tearing down an entire structure or home.
2. Dwelling Unit: A self-contained house, flat or apartment, with a private bath and kitchen.
3. Housing Unit: A dwelling unit. These terms are often used interchangeably.
4. Net Change: A measure of the final results of activity in the housing inventory of a neighborhood, city or state. Net change is computed by subtracting the number of housing units demolished from the number built during the same period of time. If that subtraction results in a "positive" number, then the area gained housing units. A "minus" number means the area lost housing units.
5. Single-Family House: A self-contained housing unit with a private bath and kitchen and a private entrance which is not shared with others. A single-family home may be "detached" -- not physically connected with another house. It may also share a common wall with other homes, such as a townhouse or rowhouse.
6. Structure: A building which contains one or more housing units.

HOUSING IN SAN FRANCISCO'S
INNER MISSION NEIGHBORHOOD

Stanford Community Development Study, 1973

VOLUME III, ACTION AGENDA

Prepared by Judith L. Waldhorn

A HOUSING PLAN FOR THE MISSION DISTRICT

THE ACTION AGENDA
OF THE
MISSION COALITION ORGANIZATION

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A HOUSING PLAN FOR THE MISSION DISTRICT

The Action Agenda of the Mission Coalition Organization

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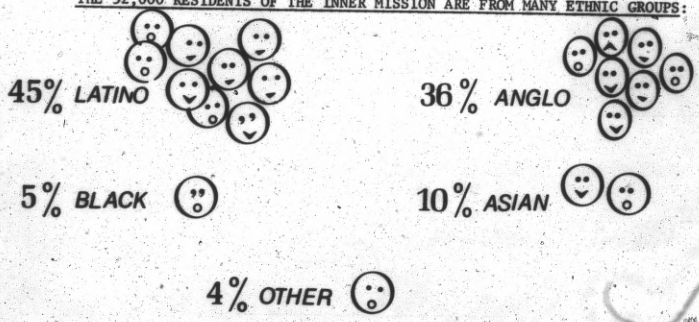
A Housing Plan for the Mission District

The Action Agenda of the Mission Coalition Organization (M.C.O.)

SUMMARY

THE INNER MISSION NEIGHBORHOOD IS 240 BLOCKS, SOUTH OF DOWNTOWN SAN FRANCISCO, BOUNDED BY DOLORES, ARMY, POTRERO, ELEVENTH AND MARKET STREETS. WITHIN ITS TERRITORY, SEVEN PERCENT OF THE PEOPLE OF SAN FRANCISCO LIVE ON THREE PERCENT OF THE LAND. 1

THE 52,000 RESIDENTS OF THE INNER MISSION ARE FROM MANY ETHNIC GROUPS:



COMPARABLE FIGURES FOR SAN FRANCISCO AS A WHOLE: 14 PERCENT LATINO, 57 PERCENT ANGLO, 13 PERCENT BLACK, 14 PERCENT ASIAN AND 2 PERCENT OTHER. 2,3

1. Please see Appendix D for references listed throughout the Plan/Action Agenda.

THE INNER MISSION IS ALSO AN ECONOMICALLY-INTEGRATED COMMUNITY. TWO OUT OF TEN FAMILIES ARE BELOW THE POVERTY LINE, ABOUT $4000 A YEAR. ANOTHER 4700 FAMILIES -- 4 OUT OF 10-- ARE ABOVE THE POVERTY LINE, BUT BELOW $10,000. THE REMAINING 4 IN 10 FAMILIES IN THE INNER MISSION EARN MORE THAN $10,000 EACH YEAR.

inner mission families

BELOW POVERTY	ABOVE POVERTY, BELOW $10,000	ABOVE $10,000 ANNUAL INCOME
$$	$$ $$	$$ $$
20%	40%	40%

COMPARABLE FIGURES FOR SAN FRANCISCO AS A WHOLE: 10 PERCENT BELOW THE POVERTY LINE, 37 PERCENT BETWEEN POVERTY AND $10,000, AND THE REMAINING 53 PERCENT ABOVE $10,000 A YEAR.

THE AVERAGE INNER MISSION FAMILY EARNS $8,288 EACH YEAR, WHILE THE AVERAGE FAMILY IN SAN FRANCISCO AS A WHOLE EARNS $12,507.

MANY INNER MISSION RESIDENTS ARE SINGLE INDIVIDUALS, WHO DON'T LIVE IN FAMILY GROUPS. OF THESE 11,700 PEOPLE, ABOUT HALF ARE ELDERLY, AND ONE IN THREE IS POOR.

THE INNER MISSION HAS:

3277 homeowners

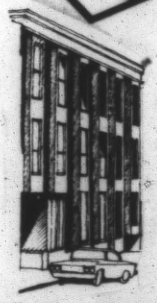
18,539 renters

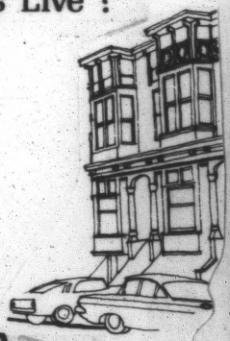
ONLY 15 PERCENT OF ALL INNER MISSION HOUSEHOLDS ARE HOMEOWNERS, WHILE 3 IN 10 SAN FRANCISCANS AND 6 OUT OF 10 AMERICANS OWN THEIR OWN HOMES.

Where Do Inner Mission Households Live?

3156 *IN SINGLE-FAMILY HOMES*

10,483 *IN APARTMENT BUILDINGS*





8186 *IN TWO-FOUR "FLAT" BUILDINGS*

& **2907** *IN HOTEL ROOMS*

THE AVERAGE INNER MISSION HOUSEHOLD CONTAINS THREE PEOPLE AND PAYS $105 TO RENT A THREE-ROOM APARTMENT. ONE INNER MISSION HOUSEHOLD OUT OF TEN LIVES IN CROWDED CONDITIONS.

ABOUT 1120 NEW HOUSING UNITS HAVE BEEN BUILT IN THE INNER MISSION SINCE 1960. ONLY FOUR OF THESE WERE SINGLE-FAMILY HOMES: THE REST WERE IN APARTMENT BUILDINGS. NONE WERE SUBSIDIZED FOR LOW OR MODERATE INCOME MISSION FAMILIES. ABOUT 640 HOMES WERE TORN DOWN IN THE INNER MISSION DURING THE SAME TIME PERIOD, FOR A TOTAL INCREASE OF 480 HOUSING UNITS IN THE NEIGHBORHOOD SINCE 1960. WHILE THE INNER MISSION HOUSING STOCK INCREASED BY ONLY FOUR PERCENT, THE TOTAL HOUSING IN SAN FRANCISCO INCREASED BY NINE PERCENT.

THE HOUSING STOCK OF THE INNER MISSION IS BASICALLY GOOD. BUT MANY HOMES ARE OLD -- 85 PERCENT WERE BUILT BEFORE 1939-- AND FOUR OUT OF FIVE NEED TO BE REPAIRED.

HOWEVER, THE AGE OF THE HOUSING IN THE INNER MISSION MEANS THAT MANY HOMES IN THE NEIGHBORHOOD ARE VICTORIANS, BUILT BEFORE THE 1906 EARTHQUAKE AND RENOWNED THROUGHOUT THE WORLD FOR THEIR INTRICATE CARVINGS AND ELABORATE WOODEN DETAILS.

WHAT FORCES ARE AFFECTING INNER MISSION HOUSING ?

★ REPLACEMENT OF FAMILY HOUSING WITH STORES AND APARTMENTS.

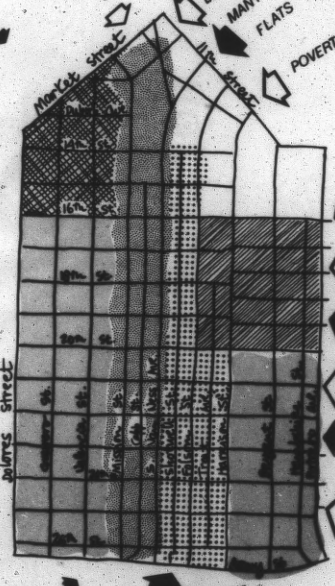
★ COMPLETION OF THE CITY SYSTEMATIC CODE ENFORCEMENT PROGRAM.

★ LACK OF PRIVATE INVESTMENT TO ASSIST PRESENT IM RESIDENTS.

★ TURNOVER OF PROPERTY, WITH INCREASING RENTS AND PRICES.

★ UNRESPONSIVENESS OF FEDERAL GOVERNMENT TO THE MAGNITUDE OF NEED.

FORCES AFFECTING INNER MISSION HOUSING



MANY HOUSEHOLDS PAYING TOO MUCH

HIGH PERCENTAGE OF ELDERLY

PRESSURE FROM BART

2900 HOTEL ROOMS, SOME DETERIORATED

MANY COMBINED STORES & FLATS FOR SALE

POVERTY INCREASING

CODE ENFORCEMENT ACTIVITIES

OWNERS NEED REHABILITATION LOANS

TENANTS NEED HOME PURCHASE LOANS

SOME VICTORIANS BEING RESTORED

OTHERS BEING REPLACED BY SMALL, EXPENSIVE APARTMENTS

RENTS GOING UP

INCREASED CROWDING

PRESSURE FROM BART

WELFARE INCREASING

HOUSING BEING REPLACED BY COMMERCIAL USES

SOME DETRIMENTAL INDUSTRY

SOME ABANDONED LAND & BUILDINGS

TARGET OF MCO NEIZ PLAN

HOMEOWNERSHIP INCREASING

INCREASED CROWDING

RESIDENTS NEED REHABILITATION LOANS

WHAT ARE INNER MISSION HOUSING NEEDS ?

2 MEASURES

1. WHAT DO THE PEOPLE NEED?

8900 IM HOUSEHOLDS ARE BELOW THE INCOME LIMITS FOR HOUSING SUBSIDY.

7880 of these same households now spend too much for shelter. Others are crowded and/or in substandard homes.

AT PRESENT COSTS, MEETING THIS NEED THROUGH NEW CONSTRUCTION COULD COST $312 MILLION.

2. WHAT DOES THE HOUSING STOCK NEED?

17,500	HOUSING UNITS REHABILITATED AT $5,000	87.5 million
2,300	HOTEL ROOMS REHABILITATED AT $1,000	2.3 million
	Total	$89.9 million

WHAT HAS BEEN PROVIDED TO MEET THESE NEEDS ?

893 HOUSING UNITS SUBSIDIZED FOR LOW-MODERATE INCOME PEOPLE.

$2 MILLION IN LOANS FOR HOUSING REHABILITATION AND HOMEOWNERSHIP.

$.2 MILLION IN DIRECT GRANTS FOR HOME REPAIR AND DOWN-PAYMENTS FOR LOW-INCOME PEOPLE.

MUCH REMAINS TO BE DONE!

STRENGTHS OF THE INNER MISSION

MCO

NO OTHER NEIGHBORHOOD IN THE COUNTRY HAS A COALITION AS STRONG, EFFECTIVE AND BROADLY REPRESENTATIVE AS MCO, WHICH SPEAKS FOR MORE THAN 200 MEMBER ORGANIZATIONS THROUGHOUT THE MISSION DISTRICT.

MCO HAS ALREADY BEGUN TO ATTACK MANY HOUSING PROBLEMS IN THE MISSION DISTRICT. IN JUST THE LAST YEAR, THE ORGANIZATION HAS:

- INFLUENCED TWO PRIVATE LENDING INSTITUTIONS TO OFFER REHABILITATION AND HOME-PURCHASE LOANS AT REASONABLE RATES.
- CONVINCED THE CITY PLANNING COMMISSION AND THE SUPERVISORS TO LOWER INAPPROPRIATE HEIGHT LIMITS ALONG MISSION STREET.
- PRESSURED HUD OFFICIALS TO SET UP A SPECIAL TASK FORCE TO RESOLVE FUNDING PROBLEMS AND TO GUARANTEE CONSTRUCTION OF 89 NEW HOUSING UNITS FOR MODERATE-INCOME IM FAMILIES AND SENIOR CITIZENS.
- WON CONCESSIONS FROM SOME CITY AGENCIES, WHICH ARE NOW HELPING IMPROVE THE PHYSICAL SURROUNDINGS OF MISSION DISTRICT RESIDENTS.

MHDC

MCO ALSO WORKED WITH THE MAYOR TO GET A FIVE-YEAR MODEL CITIES GRANT FOR THE INNER MISSION, WHICH WAS USED TO ESTABLISH AN IMPORTANT RESOURCE FOR HOUSING IMPROVEMENT, THE MISSION HOUSING DEVELOPMENT CORPORATION (MHDC).

THROUGH MODEL CITIES FUNDS, THE NEIGHBORHOOD HAS ITS OWN HOUSING AGENCY, WITH BROAD POWERS AND RESPONSIBILITIES, WHICH HAS ALREADY:

- SET UP A PROGRAM OF GRANTS AND LOANS FOR REHABILITATION AND HOME PURCHASE BY LOW-MODERATE INCOME INNER MISSION PEOPLE.
- ESTABLISHED A REVOLVING FUND TO ADMINISTER $1.5 MILLION IN HOME REPAIR LOANS FROM A PRIVATE BANK, NEGOTIATED BY MCO.
- RECEIVED APPROVAL FOR TWO FEDERALLY-SUBSIDIZED HOUSING DEVELOPMENTS, TO PROVIDE 50 NEW FAMILY HOUSING UNITS AND 39 NEW APARTMENTS FOR SENIOR CITIZENS.
- INITIATED A DETAILED LAND USE AND HOUSING DEVELOPMENT PLAN FOR THE NORTH EAST INDUSTRIAL ZONE OF THE INNER MISSION.
- BEGUN A COMPREHENSIVE PLAN FOR THE MISSION DISTRICT.

MHDC FUNDING LEVEL IS RELATIVELY LOW, COMPARED TO THE NEED FOR RENOVATION MONEY AND FOR HOUSING SUBSIDY. HOWEVER, IT IS IMPORTANT TO INNER MISSION RESIDENTS BECAUSE:

- ALONE OF CITY AGENCIES, MHDC IS RESPONSIBLE FOR NEIGHBORHOOD HOUSING PROBLEMS, AND IT MUST RESPOND TO COMMUNITY PRIORITIES.

- MHDC BEGINS TO GIVE THE MISSION SOME CONTROL OVER THE REAL HOUSING SYSTEM, WHICH IS A PRIVATE ONE RULED BY BANKERS, REALTORS AND DEVELOPERS.
- THROUGH MHDC, THE MISSION CAN EXPAND INTO THE PRIVATE HOUSING MARKET, TO FULFILL ADDITIONAL COMMUNITY GOALS IN EMPLOYMENT AND ECONOMIC DEVELOPMENT.
- THE MHDC HAS SET UP THE CAPACITY FOR COMPREHENSIVE NEIGHBORHOOD PLANNING GENERATED OUT OF COMMUNITY PRIORITIES.

INNER MISSION CAN BE RENOVATED.

ALTHOUGH MUCH IM HOUSING IS OLD AND IN NEED OF REPAIR, FEW OF THESE UNITS ARE SO DILAPIDATED THAT THEY CANNOT BE REHABILITATED AT A REASONABLE COST, ESTIMATED AT $5,000.

HOMEOWNERSHIP IS INCREASING.

ALTHOUGH HOMEOWNERSHIP IS LOW IN THE INNER MISSION, IT HAS BEEN INCREASING SLOWLY OVER THE LAST TWO YEARS IN THE NEIGHBORHOOD, WHILE DECLINING ELSEWHERE IN SAN FRANCISCO. BETWEEN 1970 AND 1972, THE IM GAINED 330 NEW HOMEOWNERS, SOME OF WHOM BOUGHT VICTORIAN BUILDINGS. MANY OF THESE HAVE BEEN RESTORED, HELPING PRESERVE THE PRECIOUS HERITAGE OF THE DISTRICT.

SUMMARY OF MCO HOUSING POLICIES

GUIDING PRINCIPLES

★ Ensure that city agencies, elected officials and Mission-based private sector institutions fulfill their responsibilities to the neighborhood.

★ Provide rehabilitated or new housing to Mission residents at prices they can afford.

★ Improve and maintain existing housing in the neighborhood.

★ Maintain the ethnic and economic balance and family character of the Mission District.

GENERAL HOUSING POLICIES

INTEGRATION: Maintain the present ethnic and economic character and family atmosphere of the neighborhood. Encourage economic integration. Improve the quality of life for low and moderate-income Mission people.

NEIGHBORHOOD GROWTH: Stabilize existing density. Concentrate new housing in the North East Industrial Zone. Limit Inner Mission population to 60,000, an increase of 8,000 people.

NEIGHBORHOOD STABILITY: Increase neighborhood stability by expanding home-ownership opportunities.

REHABILITATION: Emphasize renovation and preservation of existing housing.

FAMILY HOUSING: Give priority to housing for low and moderate-income families.

ECONOMIC BENEFIT: Give Mission residents priority in all construction and rehabilitation activities.

SUBSIDIZED HOUSING POLICIES

LOW-INCOME/PUBLIC HOUSING: Expand public housing leasing program. Appoint a Mission District public housing tenant to the Housing Authority Board. New public housing should be scattered and small in scale.

MODERATE-INCOME/SECTION 236 HOUSING: Stress extra subsidy in all Mission 236 housing through city and federal rent supplements. Give control of Mission 236 housing to neighborhood-based sponsors. Include space for community and commercial activities. Maximize recreation opportunities and use of trees and foliage in landscaping plans.

PRIVATE HOUSING CONSTRUCTION POLICIES

Ensure that private developers and contractors build housing which is in scale with surrounding structures, without excessive density. Encourage units for large families. Emphasize cooperatives and condominiums. Subsidize part of new market-rate housing developments to provide economic balance. Use Mission residents in construction and management. Sign recognition agreements with MCO. Cooperate with community-based land corporation.

Policies Toward City Housing Agencies and Functions

ASSESSMENT AND PROPERTY TAXES: Alter present tax policies which burden homeowners and discourage rehabilitation. Give tax incentives for rent stabilization and code compliance. Give MCO first refusal for use of tax delinquent properties.

BOARD OF SUPERVISORS: Change the City budget process. Elect Supervisors by district. Change the Local Rent Assistance Program and the Demolition and Repair Fund. Give low-interest repair loans to property owners who agree to stabilize rents.

CITY PLANNING AND ZONING: Make the Capital Improvements Programming process responsive to neighborhood requests. Extend discretionary review to the two Inner Mission Bay Area Rapid Transit (BART) stations. Seek appropriate downzoning in residential areas. Review nonconforming uses. Review Mission buildings for possible designation as landmarks.

CODE ENFORCEMENT: Do not harrass resident owners if reasonable code repair loans are unavailable. Simplify the code enforcement process through a Housing Court. Encourage code modifications to improve the quality or lower costs. Take action against landlords who refuse to repair, demolish or sell deteriorated buildings. Use the city rehabiliation loan fund to preserve low-moderate rent housing.

COORDINATION OF CITY AGENCIES: Coordinate all federal and city activities which influence housing in the Inner Mission. Maintain MCA staff functions at an adequate level. Monitor activities of all public agencies which affect the Inner Mission.

FAIR HOUSING: Refer housing discrimination to the Human Rights Commission with MCO follow-up.

HOUSING SERVICES: Continue EOC housing and legal services. Work with the MHDC in homeownership counseling. Channel rental referral activities through the MCO Housing Committee.

THE MAYOR AND THE OFFICE OF COMMUNITY DEVELOPMENT: Use revenue-sharing funds according to neighborhood priorities. Expand the Citizens Committee on Community Development. Give Mission priority for Community Development funds.

MISSION HOUSING DEVELOPMENT CORPORATION (MHDC): Continue MHDC funding. Give MHDC priority for use of public air-rights, surplus city land and tax delinquent properties. Expand MHDC's leverage over private lending institutions. Strive for the lowest rents possible in MHDC projects. Expand MHDC homeownership opportunities for Mission tenants.

PUBLIC HOUSING: Coordinate Mission District plans with MCO and the MHDC. Provide appropriate new and leased housing to meet the community's needs. Give priority to qualified Mission families and elderly persons. Emphasize small (2-10 unit) projects for large families, with a few Senior Citizen units in scattered-site projects.

PUBLIC WORKS: Meet regularly with MCO to discuss new and improved city services. Grant DPW budget requests only after approval by MCO. Adopt MCO policies toward code enforcement, municipal services, traffic and street repairs.

REDEVELOPMENT: Sign a specific agreement with MCO, including legal sanctions. Assemble, clear and underwrite land as proposed in the MCO NEIZ plan. Avoid projects outside the Mission District which have a detrimental effect on this neighborhood. Decentralize redevelopment powers to neighborhood agencies.

Policies Toward Other Groups Which Affect Mission Housing

BAY AREA RAPID TRANSIT (BART): Provide community space in BART corridor buildings. Give Mission residents priority in construction, employment, rental and sales.

HOUSING AND URBAN DEVELOPMENT (HUD): Rescind federal site selection criteria. Judge effectiveness of federal subsidy by the number of people rehoused, not by effect on lending institutions. Give early access to decision-making, independent technical assistance and a collaborative role to neighborhood residents. Give Mission District priority for all new federal housing and community development programs and for housing allowances.

LANDLORDS: Register absentee landlords with the Assessor. Sign agreements to protect tenants from unfair rent increases and substandard apartments. Inform the MHDC and the Housing Committee of vacant apartments or buildings for sale. Give priority to neighborhood residents for purchase or rental.

LENDING INSTITUTIONS: Give loans to community residents for rehabilitation and home purchase, with reasonable terms and flexible credit guidelines. No foreclosures until MCO has arbitrated. Extend agreements between MCO, SAMCO and Crocker to all lending institutions in the District.

MCO COMMITTEES AND MEMBER ORGANIZATIONS: Inform all MCO member organizations about activities of the Planning, Housing and Community Maintenance committees. Involve these organizations in committee actions. Coordinate committee activities relating to housing and community development.

NATIONAL LEGISLATORS: Approve Community Development/Better Communities-legislation with citizen participation amendments and existing funding levels. Support a bill preventing impoundment of housing funds.

OTHER SAN FRANCISCO COMMUNITY GROUPS: Neighborhoods must have self determination whenever appropriate. MCO will collaborate with other communities on issues of citywide significance.

STATE LEGISLATORS: Support statewide housing development corporation legislation. Support state funds for local code enforcement activities, with rent stabilization.

POLICIES TOWARD OTHER HOUSING ISSUES

HISTORIC PRESERVATION: Preserve Victorian homes and churches in the Mission District. Designate landmarks. Support the organizing efforts of the Victorian Alliance. Investigate educational devices to highlight the history of the Mission District.

THE NORTH EAST INDUSTRIAL ZONE (NEIZ): Use NEIZ as a priority area for development of moderate-income housing. Use the redevelopment process in development of the NEIZ only if MCO criteria are met.

MCO HOUSING ACTION AGENDA SUMMARY

ASSESSMENT AND PROPERTY TAXES

THE HOUSING COSTS OF ALL MISSION HOMEOWNERS AND RENTERS ARE AFFECTED BY PROPERTY TAXES AND ASSESSMENT PRACTICES

(1) MCO will ask the Assessor to reappraise the Inner Mission, taking into account recent restrictions in height and bulk which limit the extent of new development and possible down-zoning.

(2) MCO will ensure that reduced taxes on Mission apartment buildings will result in lower rents.

(3) MCO will support other San Francisco organizations and the City's elected officials who propose certain changes in State law governing assessment and property taxation.

THE BOARD OF SUPERVISORS

THE SUPERVISORS HAVE A BROAD RANGE OF LEGISLATIVE AND FISCAL POWERS WHICH AFFECT HOUSING AND PHYSICAL DEVELOPMENT.

(1) MCO will ask the Supervisors to make the entire City budget process more responsive to citizens.

(2) MCO will ask the Supervisors to amend the Demolition-Repair ordinance administered by the Bureau of Building Inspection, to make it more beneficial to all city neighborhoods.

(3) MCO will ask the Supervisors to amend the Local Rent Assistance Program Ordinance to make it a more effective tool for solving housing problems.

(4) MCO supports Board Resolution 217-73, authorizing the City to establish a program to finance housing rehabilitation in areas designated for concentrated code enforcement.

(5) MCO will ask the Supervisors to appoint a Mission resident to fill the June, 1973 vacancy on the Assessment Appeals Board.

CITY PLANNING AND ZONING

THE CITY PLANNING COMMISSION GUIDES THE USE AND DEVELOPMENT OF ALL LAND IN SAN FRANCISCO AND IN THE MISSION DISTRICT.

(1) MCO will ask the City Planning Comission to support a major rezoning effort in the Inner Mission.

(2) MCO demands that the Capital Improvements Program include certain necessary budget items for the Mission District.

(3) MCO wants to be notified by City Planning of every significant proposal or environmental impact statement received for the Mission District.

(4) MCO will ask the Planning Commission to implement demands presented at the March 1972 height limit hearing, for additional requirements for major new development in the neighborhood.

(5) MCO will again ask the Planning Commission to adopt principles for discretionary review of major development around the two Inner Mission BART stations.

(6) MCO will ask the Landmarks Preservation Advisory Board to review Inner Mission buildings for possible designation as official landmarks.

(7) MCO wants the Planning Commission to ask private lending institutions to make the Mission District a priority neighborhood for reasonable loans for home repair and homeownership.

(8) MCO will ask the Planning Commission for an official endorsement of the Mission Comprehensive Plan after it has been reviewed and approved by the community.

CODE ENFORCEMENT

THE BUREAU OF BUILDING INSPECTION (BBI) IS RESPONSIBLE FOR MAINTAINING CODE STANDARDS IN ALL HOUSING UNITS AND HOTEL ROOMS IN THE MISSION DISTRICT

(1) MCO will work with BBI and its Division of Apartment and Hotel Inspection to help maintain and improve the housing stock in the Mission District, without disrupting tenants or homeowners.

(2) MCO will negotiate with private lending institutions for repair loans for absentee owners who agree to stabilize rents.

(3) MCO will ask that a Housing Court be instituted in San Francisco, to speed up the code enforcement process and to settle disputes between landlords and tenants.

THE FEDERAL GOVERNMENT

THE FEDERAL GOVERNMENT IS A PRIMARY SOURCE OF FUNDS TO SUBSIDIZE HOUSING FOR LOW AND MODERATE INCOME PEOPLE OF THE MISSION DISTRICT.

MCO will demand from the Department of Housing and Urban Development (HUD), or its successor, priority in subsidized units, community development funds and in housing allowance allocations for the Mission District.

THE MAYOR'S OFFICE

THROUGH HIS NEW OFFICE OF COMMUNITY DEVELOPMENT (OCD), THE MAYOR HAS AN INCREASING RESPONSIBILITY TO GUIDE AND COORDINATE PHYSICAL DEVELOPMENT THROUGHOUT SAN FRANCISCO.

(1) MCO will ask the Mayor to establish principles for the distribution of both general and special revenue-sharing funds, which consider priorities developed by neighborhood groups.

(2) MCO supports the general principles set forth by the Citizens Committee on Community Development.

(3) MCO will ask the Mayor and OCD to adopt specific resolutions relating to community development in the Mission District.

(4) MCO will ask the Mayor to appoint Mission District residents to fill the next vacancies on various commissions and committees which affect physical development in the neighborhood.

THE MISSION HOUSING DEVELOPMENT CORPORATION (MHDC)

THE MHDC CARRIES OUT A BROAD MANDATE FOR REHABILITATION AND NEW HOUSING IN THE MISSION MODEL NEIGHBORHOOD.

(1) MCO will support the MHDC in its requests to the Mayor for subsidized housing, for community development funds and for priority in any city-sponsored rehabilitation loan fund.

(2) MCO will negotiate with private lending institutions to extend the rehabilitation and home purchase loan programs now administered by the MHDC.

(3) MCO will encourage persons who benefit from MHDC loans and grants to work in MCO committees.

OTHER CITY HOUSING-RELATED FUNCTIONS

1. Coordination of City Agencies

THE MODEL CITIES AGENCY (MCA) IS CHARGED WITH COORDINATING THE ACTIVITIES OF CITY AGENCIES IN MODEL NEIGHBORHOODS AND WITH PROVIDING TECHNICAL ASSISTANCE AND INFORMATION ABOUT HOUSING AND COMMUNITY DEVELOPMENT

(a) MCO will ask the MCA Housing Component to perform certain monitoring activities and provide monthly reports to MCO and the MHDC about the Mission District.

(b) MCO will ask the Housing Component to act as liaison between state and federal legislators and agencies and the community.

(c) MCO will ask the Housing Component to provide technical assistance in housing and community development.

2. FAIR HOUSING

THE HUMAN RIGHTS COMMISSION (HRC) SEEKS TO MOBILIZE COMMUNITY OPINION AGAINST ALL FORMS OF DISCRIMINATION IN HOUSING.

(a) MCO wants the HRC Housing Specialist to investigate problems of discrimination in the Mission District.

(b) MCO supports the HRC in its attempt to make housing code violation reports available to the public.

3. HOUSING SERVICES

THE ECONOMIC OPPORTUNITY COUNCIL (EOC) PROVIDES HOUSING SERVICES AND HOMEOWNERSHIP COUNSELING TO ELIGIBLE SAN FRANCISCANS.

(a) MCO will use EOC counselors to advise Mission residents about homeownership.

(b) MCO will support the EOC Resident Property Management Program.

THE PRIVATE SECTOR

1. CONTRACTORS AND DEVELOPERS

MOST CHANGES IN MISSION DISTRICT HOUSING--DEMOLITION, NEW CONSTRUCTION, RENOVATION--ARE BROUGHT ABOUT THROUGH THE ACTIVITIES OF PRIVATE, INDIVIDUAL CONTRACTORS AND DEVELOPERS.

(a) MCO will work through the Mission Contractors Association to encourage rehabilitation of existing housing and provision of training and employment for residents.

(b) MCO will ask all developers of new residential or commercial structures in the Mission to consider community priorities for lower-rent family housing and for homeownership opportunities.

(c) MCO will ask all Mission-based contractors and developers to sign recognition agreements.

2. LENDING INSTITUTIONS

PRIVATE LENDING INSTITUTIONS ARE THE PRIMARY SOURCE OF FUNDS FOR REHABILITATION AND PURCHASE OF HOMES IN THE MISSION DISTRICT.

(a) MCO will confront the five banks investigated by the "Bay Guardian" and negotiate fair treatment for Mission owners.

(b) MCO will ask all private lending institutions to distribute certain important information to residents.

(c) MCO will extend its negotiations with banks to include repair loans for absentee landlords who agree to rent stabilization.

3. REALTORS

MOST HOUSING SALES AND MANY APARTMENT RENTALS IN THE MISSION DISTRICT ARE HANDLED BY REALTORS.

(a) MCO will ask the San Francisco Real Estate Board and the Multiple Listing Service to distribute information to prospective purchasers in the Mission District.

(b) MCO will encourage Realtors to cooperate with the MHDC in its attempts to improve homeownership opportunities for neighborhood residents.

(c) MCO will ask all Mission-based realtors to sign recognition agreements.

PUBLIC WORKS

THE DEPARTMENT OF PUBLIC WORKS (DPW) HAS A GREAT EFFECT ON THE NEIGHBORHOOD MAINTENANCE AND PHYSICAL APPEARANCE OF THE MISSION DISTRICT.

MCO demands access to the DPW budget-making process, using steps set forth by committee actions.

PUBLIC HOUSING

THE PUBLIC HOUSING AUTHORITY (PHA) PROVIDES LOW-RENT HOMES FOR SOME 450 FAMILIES AND 170 ELDERLY IN THE INNER MISSION, AND FOR ABOUT 8000 HOUSEHOLDS THROUGHOUT SAN FRANCISCO.

(1) MCO demands that a Mission District public housing tenant be the next appointment to the Authority.

(2) MCO supports the Public Housing Tenant Association in its attempt to get federal "modernization" money spent immediately, in accordance with tenant requirements.

(3) MCO will ask the PHA to pass a resolution declaring that it will confer with the community about all potential projects within MCO boundaries and that it will cooperate fully with the MHDC.

REDEVELOPMENT

THE REDEVELOPMENT AGENCY (RA) CAN USE FEDERAL FUNDS TO ASSEMBLE AND CLEAR LAND FOR SALE TO THE MHDC AT REDUCED COST.

(1) MCO will ask the Agency to cooperate with plans for the North East Industrial Zone prepared by the MCO and the Mission Housing Development Corporation and to sign the recognition agreement already negotiated with the community.

(2) MCO will ask the Agency to give the Mission District priority in receiving any federal physical development funds which are distributed by the RA.

(3) MCO will investigate the decentralization of redevelopment powers to neighborhood-based agencies, under state enabling legislation.

(4) The RA Mission Liaison should make monthly reports to MCO and the MHDC, detailing changes in federal legislation and regulations regarding all phases of urban renewal and of community development.

I. MISSION HISTORY

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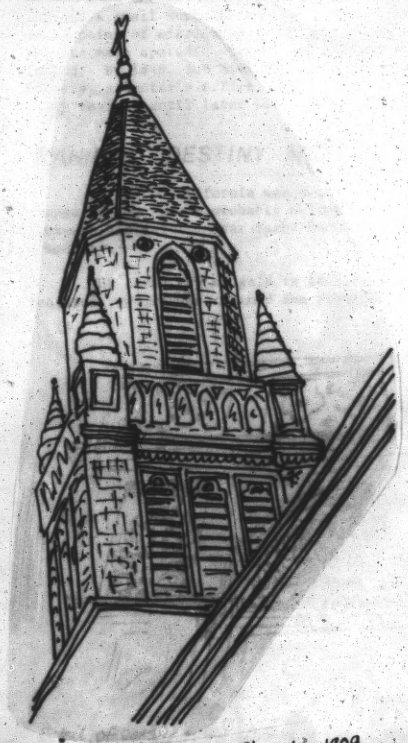
I. MISSION HISTORY

THE FIRST CALIFORNIANS

When the Spaniards explored the San Francisco Peninsula, they met scattered groups of natives whom they found "gentle and even hospitable." These Indians were called Costanoan, from the Spanish "costaños" or "coast people." They had no formal tribal organization and lived in rudimentary brush huts, eating shellfish, seeds and bulbs. In these gentle wanderers, the Spaniards found ideal subjects for the later endeavors of missionary priests.

THE SPANIARDS AND THE CATHOLIC MISSIONARIES



St. Matthew's Lutheran Church, 1909
3281 16th St., Queen Anne style

Although Spanish explorers claimed California in the early 1600's, not until 1776 were a military base and a small settlement established on the northern tip of the San Francisco Peninsula. That vantage point was ideal, because Presidio soldiers could easily spot enemy ships passing through the Golden Gate into San Francisco Bay.

A site for a mission was soon chosen southeast of the Presidio, in a sheltered valley which looked promising for farming and herding. The missionaries hoped to teach these activities to the Indians, thus ensuring both economic stability and willing converts to Catholicism.

Part of this enterprise worked, as Mission Dolores soon became an important trading post for inland missions, which exchanged hides, grains and tallow for manufactured goods. However, the missionary work with the Indians was far less successful. Those natives who resisted conversion were driven away into less desirable parts of the

state, while those who stayed at Mission Dolores were so ravaged by "white man's" sicknesses, such as measles, venereal disease and smallpox, that by 1827, only a few remained.

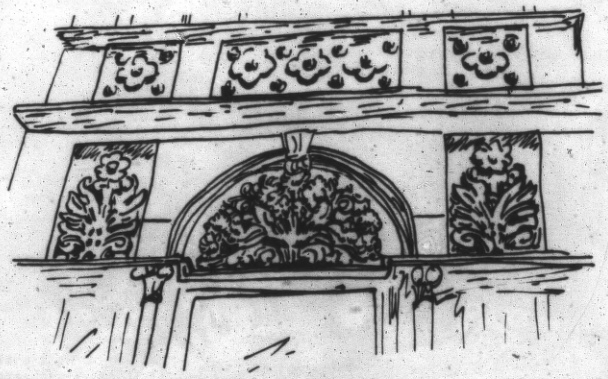
Under Spanish rule, the mission system controlled one-sixth of California, which was "held in trust" for the King. But in 1822, Mexico gained independence from Spain, claimed the state and by 1833 had begun to turn mission lands over to private owners. Mission Dolores held vast tracts in Alameda, San Mateo and San Francisco Counties, which were divided into several large ranchos, and until the Gold Rush of 1849, cattle grazed over much of today's Mission District.

When the mission system was secularized, only the actual church building and a small surrounding compound were left to the priests. Without the focal point of missionary work, the church structure dissolved. Wandering priests made sporadic attempts at holding regular services, but all of them failed. By 1849, the Mission itself was overrun by squatters, who set up a brewery, a doctor's office, a gambling house and a hotel. The Church was not fully revived until later Catholic immigrants settled in San Francisco.

MANIFEST DESTINY AND THE 49-ERS

In 1846, California was seized from Mexico by the United States, a change in government probably welcomed by the hundreds of British and Americans who had settled near Yerba Buena Cove, the focal point of the growing community.[2]

The discovery of gold in 1848 radically altered the development of the Peninsula, which was renamed San Francisco in 1847. The City's population



Detail of carving, 1241 Guerrero St., 1887, Stick-Eastlake style

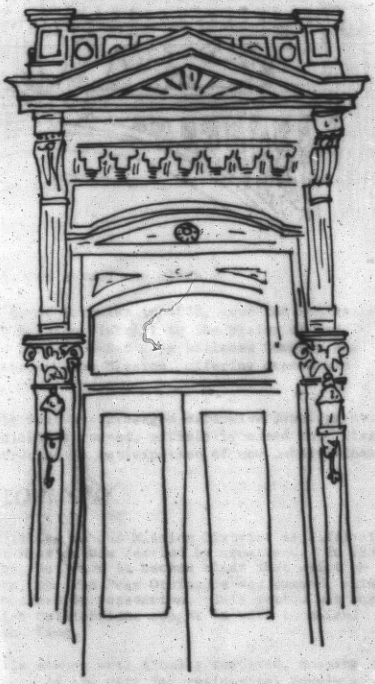
swelled from 100 to 25,000 in one year, and by 1850 reached 34,000, as thousands of eager gold-seekers passed through San Francisco to the Mother Lode country inland. Most of these new-comers arrived by sea, and pressure for land near the Cove was enormous.

The area near Rincon Point, called "Happy Valley," was overrun with settlers and squatters. When they could no longer move West, they pushed southwest to the valley where Mission Dolores was located and found the "Mission District" a hospitable place, with good weather and flat terrain.

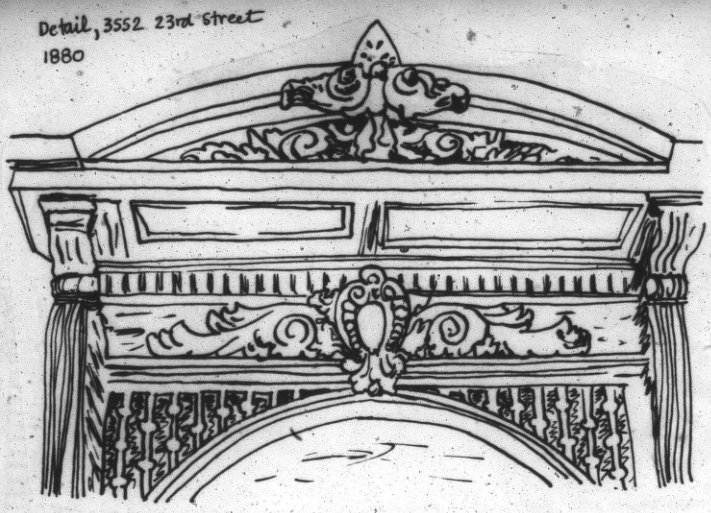
THE MISSION EXPANDS: TOLL ROADS, STREET CARS & RAILROAD LINES

In 1850, a private company received a franchise to construct a planked toll road 2¼ miles from Old Mission Road and 3rd Street to what is now Mission and 16th Street. They charged 25¢ for a man on a horse, 75¢ for a wagon pulled by two horses, and $1 for a team of four.

The road immediately encouraged the development of the Mission as a recreation district. Early resorts featured theaters, a zoo, restaurants and formal gardens. A local newspaper described one of these resorts, MacLaren's Hotel, located near Mission Dolores at the end of Plank Road, a "40-foot wide wooden toll thoroughfare, the beginning of Mission Street." The MacLaren extolled its recent improvements--new front rooms, a



Doorway, 49 Hill Street, 1881, Stick style



"delightful cold bath," and a bar open around the clock.[3]

The completion of the San Bruno Turnpike in 1858, gave the Peninsula a new, nearly level road from the Mission District to the plains of San Mateo. During the 1860's the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.

Transportation and passable roadways presaged extensive development in the Mission. The District was quickly surveyed, officially named the "Mission Addition," and streets were constructed in anticipation of new subdivisions.

OWNERSHIP AND DEVELOPMENT

The exact history of land titles in the Mission District is difficult to unravel, but much of the Inner Mission was settled by squatters. In 1855, the City claimed title to the area, but when it became clear that eviction of the squatters would cause riots, the Van Ness Ordinance was passed, which provided for the title to pass to those in possession. This period was one of extensive litigation, as Spanish Californians sought in vain to defend their claims to land granted by the King.

In the late 1860's the title issues were finally resolved, opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. During the 1870's

and 80's, many spacious homes were built for the middle class professionals of the City, who were attracted by the sunny weather, good transportation and suburban atmosphere of the District.

From 1870 to 1900 the population of the Inner Mission grew from 23,000 to 36,000 while the City's numbers more than doubled, from 149,473 to 342,782. No largescale speculation accompanied this expansion of the Inner Mission, which seems to have grown as a natural extension of the City. The District was affected by new developments in the south, however, because the transit lines which served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

317 Lexington Street, 1876, Italianate style

By the end of the century the land use pattern of the Inner Mission was crystallized. That pattern is still evident today: single family dwellings next to multi-family flats, mixed commercial-residential buildings, stores and services along major transit lines and heavy industrial-commercial uses in the northeast corner.

THE EARTHQUAKE

On April 18, 1906, San Francisco was rocked by a severe earthquake, which disrupted the water supply, destroyed many buildings and killed hundreds of people. The fire which followed the quake could not be contained, and inept efforts to dynamite a safe-zone compounded the conflagration. When the smoke finally cleared, the entire northeastern quarter of the City lay in ashes, and half its population, 175,000 people, were homeless.[4]

Quake damage was only moderately severe in the

Mission District, but the fire-fighting efforts were disastrous. Untrained dynamiters exploded charges too near the flames, and the fire spread south past 20th Street, before it could be controlled.

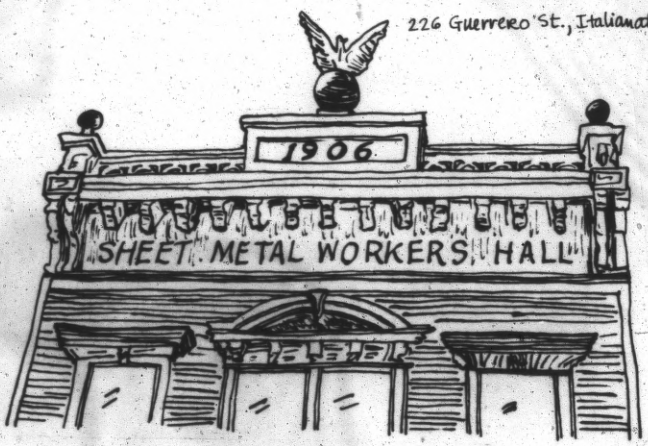
An official relief camp was set up in Dolores Park near the Mission, but unofficial tents and shacks were thrown up on every vacant lot in the District and elsewhere throughout the City.

Mission Street bustled with new commercial activity, as the big downtown stores vied for space to put up temporary shops. Although these large establishments soon returned downtown, they left behind a new feeling for the future of the Mission, whose residents now believed the District was destined for greatness. "An epidemic of plate glass transformations ensued, and the stores assumed an air formerly absent," reported an early observer. Restaurants multiplied, a new theater was built, and the appearance of the commercial sections was noticeably improved.[5]

During the years of reconstruction, many refugees who camped in the Mission stayed to build permanent homes. Most were working-class Irish from south of Market, but many Italians also settled in the District after the quake, because most of North Beach had been destroyed and its residents needed new homes. As the number of Italian immigrants to San Francisco increased, even more moved into the Mission, where there was still room to settle.

Some Mission residents were afraid that the Italians would ruin the neighborhood, but they soon discovered that the Italians weren't much different from the Irish and German locals. Neighbors bantered about family

226 Guerrero St., Italianate style



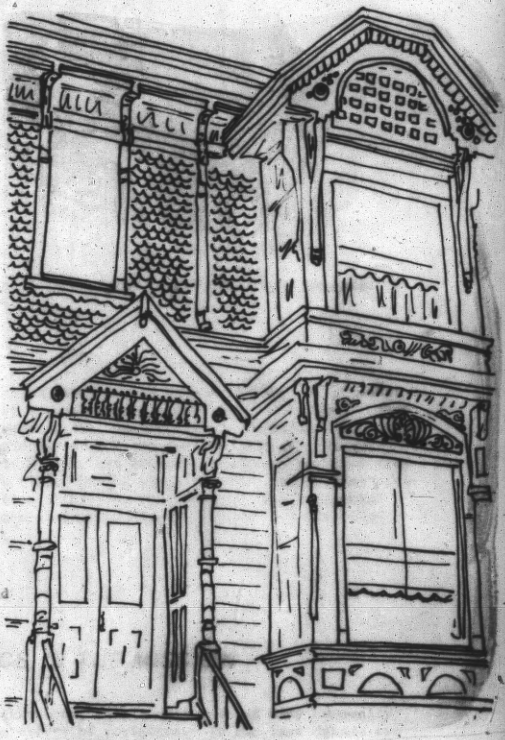
gardens: "The Germans grow fruit, the Italians grow vegetables, and the Irish grow nothing."[5]

THE EARLY TWENTIETH CENTURY

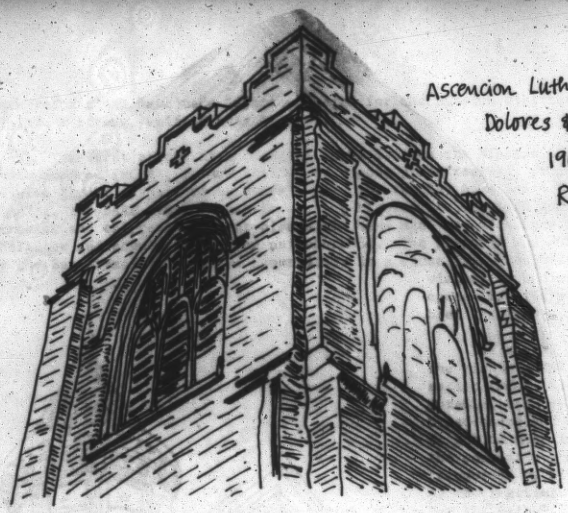
The advent of the private automobile encouraged residential development in areas of the City without public transportation, such as the Sunset, the Richmond and west of Twin Peaks, and in San Mateo and Santa Clara Counties south of the District. However, this new movement did not affect the Mission, which was still a self-contained community, more suburban than north of Market Street, and considered a good place to raise children. Mission residents even developed an accent, said to resemble "Brooklynese."[6]

By the late 1920's, some of the large Mission houses which survived the fire were divided into a neighborhood store. Apartment houses and flats replaced some single-family homes, and Valencia Street began to absorb the overflow of Mission business.

According to census data, the population of the Mission District has not increased significantly since the fire of 1906, when the last of the District's vacant lots were taken by refugees. After the fire, the Mission was the oldest surviving residential district of the City, but the children of the Mission who lived there in the 1910's and 20's often moved to newer areas as they grew up. The Mission remained a stable neighborhood for workers and professional families through the 1930's and 40's, but after World War II, it joined the Western Addition as a refuge for lower-income people, as



50 Liberty Street, 1889, Stick and Period styles



Ascencion Lutheran Church
Dolores & 19th Streets
1908
Romanesque style

freeways, new subdivisions and easy mortgage credit encouraged movement to the suburbs.

AFTER WORLD WAR 2

Since the War, the Mission District has become the home of a number of immigrant groups, dominated by Spanish-surnamed people, or "Latinos." They first came to California as agricultural workers in the twenties. The depression of the 1930's slowed migration from Latin America, but the War again stimulated movement across the border, and dramatic increases occurred from 1950 to 1960 and from 1960 to 1970. During those decades, immigration policies changed, and the proportion of Latinos in the Inner Mission doubled every ten years. Today Latinos constitute almost half the population of the neighborhood.

COALITION POLITICS IN THE MISSION

In such a diverse neighborhood, only a coalition of many community groups could represent the interests of residents. In the last decade two

such federations have made important gains for the Mission District, welding it into a strong, unified neighborhood.[7]

The first effort at a District coalition was the Mission Council on Redevelopment (MCOR), formed in 1966 to oppose urban renewal, proposed for Mission Street as part of an overall plan for the Bay Area Rapid Transit (BART). Two BART stations are located on Mission St., at 16th and 24th Streets, and the redevelopment plan would have made major changes in the character and population of the neighborhood. The proposal was defeated by the San Francisco Board of Supervisors in a close vote, and after this victory MCOR dissolved, because its single issue had been resolved.

1286 Guerrero Street, 1894, Queen Anne style

The second federation, the Mission Coalition Organization (MCO), has proven more durable, because it is more broad-based and was formed to act on many issues within the community. MCO is now recognized by City officials as the legitimate spokesman for the neighborhood.

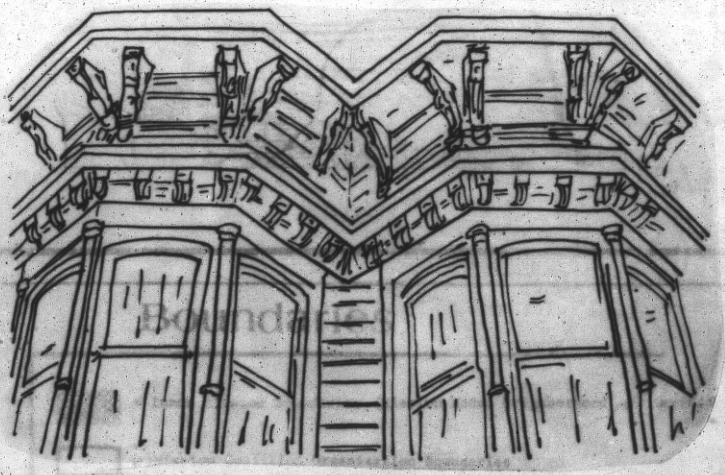
The impetus to organize MCO came in 1968, when San Francisco Mayor Joseph Alioto announced that if so requested by a representative organization, he would apply for federal Model Cities funds for the Mission District. Former leaders of MCOR immediately called a community meeting, where conferees decided to use Model Cities as the lead issue to organize a powerful coalition around the federal program and a multitude of other concerns. Soon twenty-five groups federated, including churches, neighborhood-based agencies and Latino groups, such as the Mexican American Political Association.

While the MCO negotiated with Mayor Alioto about Model Cities by-laws,

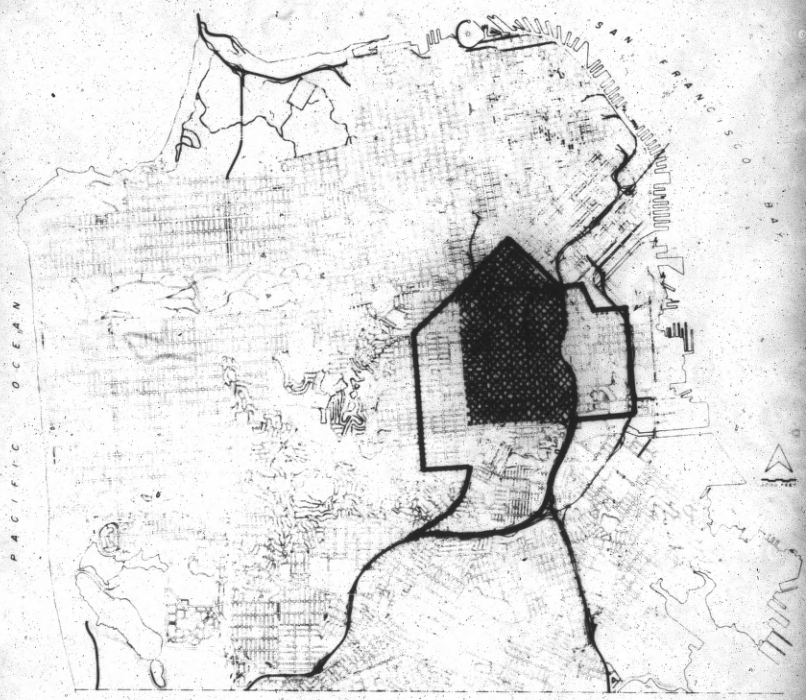
discussions were held in the community to solidify MCO strategies and structure. Several basic decisions were made early. First, MCO would perform a dual role: participation in Model Cities and operation of a mass-based, multi-issue action organization, patterned after those developed by Saul Alinsky in Chicago, Central California, Kansas City and New York. Second, MCO would be based on the principle of representative democracy, with annual conventions, monthly delegate councils and weekly steering committee meetings. Standing committees, open to all residents, would organize around issues such as housing, education and health. Third, MCO membership would be as broad-based as possible, to represent all ethnic and economic segments of the diverse neighborhood.

The first Community Convention, October 1968, formally established the Coalition, elected officers, and gave it legitimacy as the voice of the Mission. By September 1970, the MCO Model Cities by-laws were approved by the Mayor, the Board of Supervisors and by the Federal Department of Housing and Urban Development (HUD). A Model Cities corporation under the Mayor had responsibility for planning programs in the Mission, but MCO appointed two-thirds of the Corporation Board. As shown in the following map, the boundaries of the Model Neighborhood, or Inner Mission, include only part of the territory of the Mission Coalition, which is thus free from complete dependence on a federal program.

At present, more than two hundred groups have joined the MCO. Member organizations include merchants, unions, tenants, homeowners, welfare recipients, youth, senior citizens, cultural groups, churches, neighborhood agencies, and ethnic, social and fraternal associations. The MCO clearly represents the multi-ethnic and mixed economic character of the Mission District.



1457 Valencia Street, 1885, Italianate style



Boundaries

= Inner Mission Boundaries (Mission Model Neighborhood Boundaries)

= Mission Coalition Organization Boundaries

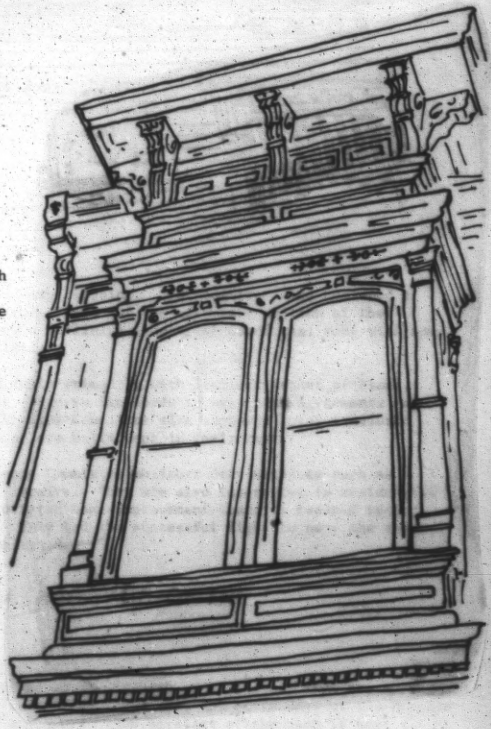
Each year MCO member organizations make policy for the Coalition at the Convention, with representation based on the size of membership. Before each Convention, caucuses form to run slates of officers, with platforms based on community issues. Convention resolution form the basis for committee actions each year.

Over a dozen MCO committees meet each week, to take action in specific areas, such as education or planning. These committees are open to members of any Coalition organization, and to any Mission resident, although only organization members can vote.

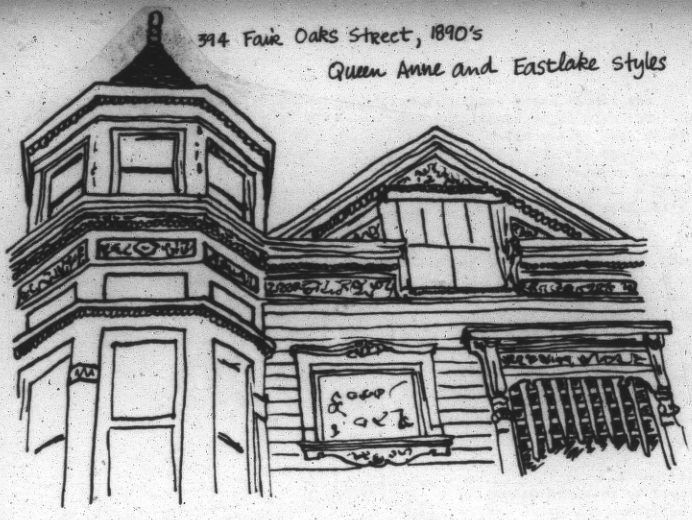
MCO PHYSICAL DEVELOPMENT COMMITTEES

Three MCO committees deal with the issues of housing, physical development, neighborhood maintenance and plans for the future of the Mission. Each month the three meet as a Housing Task Force, to guide the activities of the Mission Housing Development Corporation (MHDC), funded through Model Cities to rehabilitate homes, promote home-ownership and develop subsidized housing in the neighborhood.

The MCO Planning Committee is concerned with land use and physical planning in the Mission District. Through its activities the MCO is recognized as the principal citizen participation organization in the Mission District by the San Francisco Redevelopment Agency, the Mayor's Office and the City Planning Commission. The Planning Committee led successful fights to alter draft plans for height limits and transportation



'71 Hill Street, 1883, Stick style



proposed by the Department of City Planning. The Committee also convened a team of technicians who prepared a plan for the northeast section of the Mission District, which is now a declining industrial-commercial zone with some vacant lots and deserted buildings.

The Housing Committee deals primarily with landlord-tenant problems, using organizational pressure to force landlords to make rent agreements and to improve apartments. The Housing Committee also supports local landlords if tenants damage apartments or are delinquent in their rent.

The Community Maintenance Committee monitors city services such as street cleaning and sidewalk repairs. They are also interested in residential renovation and have just negotiated home-improvement loans at reduced rates for Mission property owners. They led the successful fight to have the abandoned Regal Pale brewery demolished.

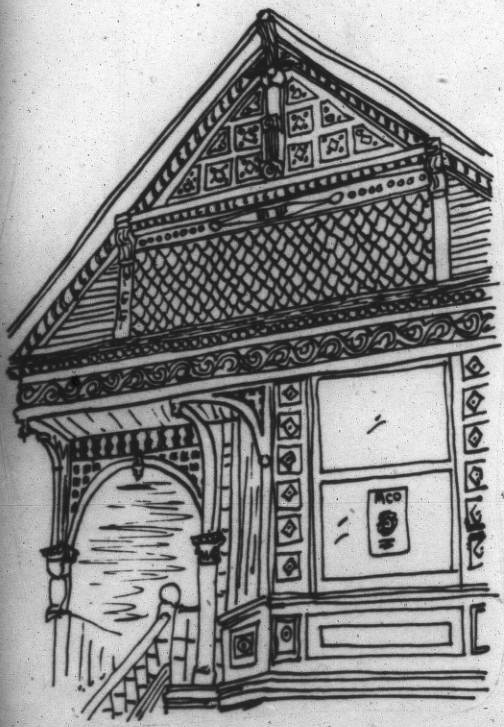
THE ARCHITECTURAL HERITAGE OF THE INNER MISSION

From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the quake, the early days of the Mission District were ones of growth and glory. The heritage of the past is best illustrated by the legacy of the architecture of the neighborhood, examples of which illustrate this report.[8]

Although collectively called "Victorians," these homes, flats and churches represent a variety of styles. Local architects began with the traditions of Europe--Queen Anne, Mansard, Romanesque and Tudor--and soon developed a myriad of eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Economics combined with mass production to engender a proliferation of decorative wooden gingerbread in row after row of houses, each one distinct from the rest.

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant, ten percent of which are in the Inner Mission. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the neighborhood, so most remaining historic buildings are found in the southwestern section, as shown on the following map.

The Mission is the site of superb examples of several styles which are described in the following drawings and photographs. The noble Italianate, the delicately-carved Eastlake, the emphatic Stick-style and the impressive Queen Anne towers provide a refreshing contrast to drab new apartments and stark office buildings.



This home was rehabilitated by the Mission Housing Development Corporation

3035 23rd Street, 1893, Italianate and Stick-Eastlake styles

Architectural Styles in the Mission Model Neighborhood

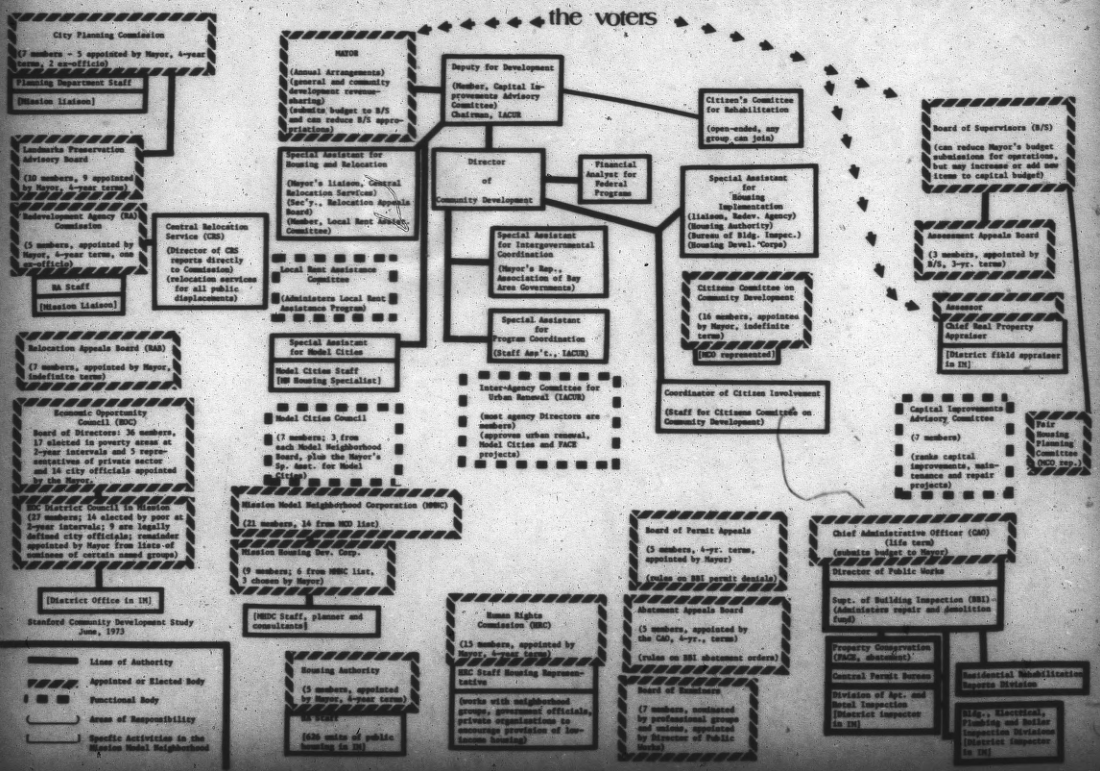
© Illustration from SAN FRANCISCO SCENES, 1972. Reproduced with permission of the publisher, Troubador Press, San Francisco.

DIRECTORY

City Agencies
which
Affect Housing
in
San Francisco's
Inner Mission

september, 1973

CITY AGENCIES WHICH AFFECT INNER MISSION (IM) HOUSING



APPENDIX A

Directory of City Agencies Which Affect Housing in the Mission District

Agency	Phone Number	Meeting Schedule	Meeting Place
Abatement Appeals Board	558-5071	4th Wed. 2:00 p.m.	City Hall, Rm. 282
Assessment Appeals Board	558-3447	Varies, currently weekdays 9:30 p.m.	City Hall, Rm. 2B
Board of Examiners	558-3052	As required	City Hall, Rm. 228
Board of Permit Appeals	558-4421	Mon. 2:00 p.m.	City Hall, Rm. 228
Capital Improvement Advisory Commission		No public meetings	
Citizen's Committee on Community Development	558-4566	Every other Tues.	Public library Civic Center
City Planning Commission	558-4656	Thurs. Time varies: 1-2:00 p.m.	100 Larkin
Commission of the San Francisco Housing Authority	673-5800	2nd and 4th Thurs. 10:00 a.m.	440 Turk
Commission of the San Francisco Redevelopment Agency	771-8800	Tues. 3:30 p.m.	939 Ellis
Economic Opportunity Council, Bd. of Directors	771-7100 ext. 341	2nd Wed. 7:30 pm.	730 Polk
Fair Housing Planning Committee	558-2098	Varies, currently Wed.'s.	Public Library, Civic Center
Mission District Council, EOC	648-1063	1st Mon. 7:30 p.m.	951 Valencia
Human Rights Commission	558-4901	2nd and 4th Thurs. 9:30 a.m.	Public Library, Civic Center
Inter-Agency Committee on Urban Renewal	558-3231	No public meetings	
Landmarks Preservation Advisory Board	558-4091	1st and 3rd Wed. 2:30 p.m.	100 Larkin

Agency	Phone Number	Meeting Schedule	Meeting Place
Local Rent Assistance Committee	558-3232	Meetings as Required	City Hall
Mayor's Committee for Rehabilitation	558-3232	Meetings as Required	City Hall
Mission Housing Development Corporation	648-6113	2nd Fri. 7:30 p.m.	Mission United Presbyterian, 3261-23rd St.
Mission Model Neighborhood Corp. Bd. of Direc.	282-4100	2nd & 4th Wed. 7:30 p.m.	Buena Vista School 2641-25th St.
Relocation Appeals Board	558-3232	As required	City Hall
San Francisco Board of Supervisors	558-3184	Mon. 2:00 p.m. (full Board)	City Hall, Board of Supervisors's Chambers

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ABATEMENT APPEALS BOARD

A. Function and origin: The Board has the power to hear appeals from condemnation or abatement orders issued by the Director of Public Works, and may uphold, modify or reverse such orders. The Board was originally created as the Housing Appeals Board by the San Francisco Housing Code of 1958.

B. Membership and terms: The Board is composed of five members, appointed by the Chief Administrative Officer for four-year terms.

C. Members:

1. Frank E. Oman*; General Contractor; Owner, Frank Oman Construction Co., Frank E. Oman Real Estate; Appointed by Chief Administrative Officer, Thomas Mellon in 1969 - expires 1973.

2. Lloyd J. Conrich; Architect; Appointed by Thomas Mellon in 1968 and 1972 - expires 1976.

3. Thomas W. Dowrick, Business Agent, Sheet Metal Workers Union, Local 104; Appointed by Thomas Mellon in 1972 - expires 1976.

4. Edward T. Dullea; Attorney; Appointed by Mellon in 1972 - expires 1976.

5. Wesley T. Johnson III*; President, Wesley Johnson Pharmacies; Appointed by Mellon in 1969 - expires 1973.

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* INDICATES 1973 EXPIRATION OR VACANCY

ASSESSMENT APPEALS BOARD

A. Function and origin: The Board hears appeals on assessments of real property in San Francisco and has the power to increase or decrease assessments. It was created in 1966 when the enactment of Assembly Bill 80 required each county to set up an independent board to hear appeals.

B. Membership and terms: The Board consists of three members appointed by the Board of Supervisors for three years.

C. Members:

1. Thomas P. Brady*; Tax Consultant, Real Property Analyst and Attorney; Appointed in 1967, reappointed 1970; expires 1973.

2. Robert J. Grassili; Realtor; Appointed in 1971, expires 1974.

3. Jackson Hu*; Attorney; Appointed 1972 as a replacement, expires June 1973.

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BOARD OF EXAMINERS

A. Function and origin: The Board of Examiners determines whether new materials or new types of construction comply with the standard of the Building, Plumbing and Electrical Codes, whether code variances should be granted in hardship cases, and hears appeals from the condemnation or abatement orders of the Director of Public Works where safety standards, new methods or new materials are involved. The Board was created on June 26, 1958, by the Board of Supervisors Ordinance #367-58.

B. Membership and terms: The Board is composed of five members for Building Code Appeals, but six or seven when Electrical and/or Plumbing Codes are at issue. The members must be registered construction or design professionals, nominated by professional groups, and appointed by the Director of Public Works for three-year terms.

C. Members:

1. Bennett L. Raffin; Vice-President, Rothschild and Raffin, Inc., General Contractors; Appointed by S. Myron Tatarian in 1969, reappointed 1972; expires 1975.

2. Karl O. Guttman*; Architect, Kasin, Guttman and Associates; Appointed by Tatarian in 1970; expires 1973.

3. Kenward S. Oliphant; Consulting Engineer; Appointed by Tatarian in 1969, reappointed 1972; expires 1975.

4. Henry J. Degenkolb; Structural Engineer, ret., Formerly with H.J. Degenkolb and Associates; Appointed by Tatarian in 1969, reappointed 1972; expires 1975.

5. Charles E. Stoeckle; Business Agent, Plumbing and Pipefitting Industry Union, Local 38; Appointed by Tatarian in 1972; expires 1975.

6. Donald Hatch; Architect, Botsai, Overstreet and Associates; Appointed by Tatarian 1971; expires 1974.

7. (for Electrical Code appeals)
Aldo Lera; Owner-President of Lera Electric Company; Appointed by Tatarian in 1972; expires 1975.

8. (for Plumbing Code appeals)
Arthur C. Balling; President, E.A. Balling Co., Inc. Plumbing Contractors; Appointed by Tatarian in 1972; expires 1975.

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BOARD OF PERMIT APPEALS

A. Function and origin: The Board of Permit Appeals has the power to grant a license or permit when the DPW, DPH, Police or Fire Department have refused to issue one. It may also revoke an existing permit or license upon appeal from anyone who feels such a permit or license hurts him personally or harms the general public. The Board was created by the San Francisco Charter of January 8, 1932.

B. Membership and terms: The Board has five members, appointed by the Mayor for four-year terms.

C. Members:

1. James W. Harvey; Attorney; Appointed by Mayor John F. Shelley in 1965, reappointed 1969; expires 1973.

2. Peter G. Boudoures; President, Olympic Federal Savings and Loan; Appointed by Mayor Shelley in 1964, reappointed 1968, 1972; expires 1976.

3. Roy J. Scola; President, John Demartini Corp.; Appointed by Mayor Joseph Alioto in 1969 as a replacement, reappointed 1970; expires 1974.

4. John O'Meara; Vice-President, Hybernia Bank; appointed by Mayor Alioto in 1973; expires 1977.

5. Mattie J. Jackson; International Ladies Garment Workers' Union, appointed by Mayor Alioto in 1973; expires in 1977.

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CAPITAL IMPROVEMENT ADVISORY COMMISSION (CIAC)

A. Function and origin: CIAC annually recommends a six-year capital improvement program to the Mayor, after ranking projects proposed by City agencies on the basis of available funding and the urgency and feasibility of the programs. CIAC was established by the Charter of January 8, 1932.

B. Membership and terms: CIAC consists of seven members serving ex-officio.

C. Members:

1. Thomas Mellon; Chairman, Chief Administrative Officer
2. Nathan B. Cooper; Controller
3. John D. Crowley; General Manager, Public Utilities
4. Joseph Caverly; General Manager, Recreation and Parks
5. Allan Jacobs; Director, Department of City Planning
6. John Tolan, Jr., Mayor's Deputy for Development
7. S. Myron Tatarian; Director of Public Works

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CITIZEN'S COMMITTEE ON COMMUNITY DEVELOPMENT *

A. Function and origin: The Committee was created in April 1972, by Mayor Joseph Alioto to recommend methods of community participation in the allocation of revenue-sharing funds.

B. Membership and terms: There are sixteen members, appointed by the Mayor for indefinite terms.

C. Members:

1. Henry Collins; Parole Officer, Calif. Youth Authority
2. Rev. Harry Chuck; Director, Cameron House
3. Luisa Ezquerro (Toby Levine, alternate) MCO representative
4. Cleo Wallace; Public Housing Tenats Assn.
5. Versa Cullen; SPEAK

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* Correct as of August 1972, current information is unavailable.

6. Barbara Emley; Housing Chairman, League of Women Voters

7. Ed Dunn; Haight-Ashbury Neighborhood Council

8. Leonard Kingsley; Chairman, Human Rights Commission

9. George Williams; Consultant, Marshall Kaplan, Gans & Kahn

10. Eloise Westbrook; Chairman, Bayview-Hunters Point Joint Housing Committee

11. Dr. Martin MacIntyre; Dentist; Inner-Richmond FACE Program

12. Genie Bowie; Coordinator, Economic Opportunity Council

13. Hal Dunleavy; Consultant, Hal Dunleavy & Associates

14. John Sparks; Attorney at Law, McCutchen, Doyle, Brown & Enersen

15. Marvin Edwards; President, Alamo Square Assn.

16. James Gibbs; Supervising Laboratory Technician, Kaiser Hospital

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CITY PLANNING COMMISSION

A. Function and origin: The Planning Commission has the final authority to maintain the Master Plan, grant variances from it, add new elements, and change existing elements. The Commission has similar power with regard to zoning ordinances, and also appoints the Director of City Planning. The present Commission structure was established in a 1947 charter amendment.

B. Membership and terms: The Commission consists of seven members, five of whom are appointed by the Mayor for four-year terms. Two members serve ex-officio, the Chief Administrative Officer and the Manager of Public Utilities.

C. Members:

1. Hector Rueda; Business Manager, Elevator Construction and Maintenance Union Local Eight; Appointed by Mayor Joseph Alioto in 1970; expires 1974

2. John Ritchie; Owner, Ritchie & Ritchie Real Estate Company; Appointed by Mayor Alioto in 1970; expires 1974.

3. Walter S. Newman; President, Joseph Magnin Co.; Appointed by Mayor Alioto in 1968, reappointed 1972; expires 1976.

4. Mortimer Fleishhacker; Entrepreneur; Appointed by Mayor Alioto in 1968, reappointed 1972; expires 1976.

5. Mrs. Charles B. Porter; Housewife; Appointed by Mayor George Christopher in 1956, reappointed 1960, 1964, 1968, 1972; expires 1976.

Thomas J. Mellon (ex-officio); Chief Administrative Officer

(Alternate: Thomas J. Miller; Administrative Assistant)

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COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY

A. Function and origin: The Commission sets Authority policy on the location and size of new projects, determines eligibility criteria and rent increases, and acts as the final court of appeal for tenant and employee grievances. It was created on March 29, 1938, by Board of Supervisors Resolution #3874, which also created the Authority itself.

B. Membership and terms: The Commission has five members, appointed by the Mayor, for four-year terms.

C. Members:

1. Stephen Walter; Executive Vice-President, D.N. & E. Walter Co.; appointed by Mayor John F. Shelley in 1964, reappointed in 1968 and 1972; expires 1976.

2. Hamilton T. Boswell; Pastor, Jones Methodist Church; Appointed by Mayor Shelley in 1966, reappointed 1970, reappointed 1973.

3. Vacancy ★

4. Amancio G. Ergina; Pharmacist, Industrial Medical Pharmacy; Appointed by Mayor Joseph Alioto in 1971; expires 1975.

5. Joan Byrnes; New York Life Insurance Company; Appointed by Mayor Joseph Alioto in 1972; expires 1976.

6. Martin Helpman, tenant, Senior Citizen.

7. Cleo Wallace, Public Housing Tenants Association.

****

COMMISSION OF THE SAN FRANCISCO REDEVELOPMENT AGENCY

A. Function and origin: The Commission determines redevelopment policy and plans and appoints the Executive Director of the Agency. It also supervises the Central Relocation Service, whose Director reports directly to the Commission. The Commission was formed in 1948, by a resolution of the Board of Supervisors.

B. Membership and terms: The Commission has five members, appointed by the Mayor for four-year terms.

C. Members:

1. Walter F. Kaplan, Chairman; Owner of Kaplan Management Counselors Unlimited.

2. Francis J. Solvin, Vice Chairman; Attorney, specializing in maritime accident cases; Appointed by Mayor John F. Shelley in 1966, reappointed in 1970; expires 1974.

3. Joseph Mosley; Chief Dispatcher, Pacific Maritime Association and Longshoremen's Union; Appointed by Mayor Joseph Alioto in 1969; expires 1973.

4. James A. Silva; Part Owner of A & A Top and Trim Auto Upholsterers; Appointed by Mayor Alioto in 1971; expires 1975.

5. Stanley Jensen; Business Manager, Machinists Lodge #68; Appointed by Mayor Shelley in 1967, reappointed 1971; expires 1975.

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ECONOMIC OPPORTUNITY COUNCIL (EOC),

CITYWIDE BOARD OF DIRECTORS AND

MISSION DISTRICT COUNCIL

A. Function and origin: The EOC Board of Directors supervises the administration of EOC activities in legal services, adult education, housing services, job referrals, manpower training, health care and economic development. The District Councils have substantial autonomy in determining policy within their geographical districts. The EOC Board and Councils are independent non-profit corporations established in 1964.

B. Membership and terms: The Citywide Board of Directors consists of 36 members, all of them members of District Councils and selected by the Councils. Seventeen of the Board members must be elected by the poor at two-year intervals, five are representatives of private sector groups, and 14 are city officials appointed by the Mayor for indefinite terms.

The Mission District Council has 27 members: 14 elected representatives of the poor in the District, 9 city officials and 5 private sector representatives. The District Council reviews and recommends programs to the Citywide EOC Board of Directors for financial support.

Rachael Perez Arce (2nd VP)
Arthur L. Brown
Dr. Hope Corey
Cesar Elvir (1st VP)
Julio Fernandez
Gerald Flamm
Adilia Garay
Daniel Incencio

Adolfo Majewsky (Chairman)
Ron Mermel
Dorice Murphy
Nena Narvaez
Clemente Newball Obregon
Melvin Olson
George Padilla
Eustacio Ramirez
Francisco Ramos
Julio Rivero

Robert Schumacher
Tom Spinosa
Joseph Topacio
Roberto Vargas
Sari Wade
Maria Reyes
Mercedes Ante
Roger Cardenas
Margaret Warren
Connie Cortez
(3 vacancies)

****

BOARD OF DIRECTORS OF THE ECONOMIC OPPORTUNITY COUNCIL OF SAN FRANCISCO, INC. *

Mayor's Appointees

Jose Meza
Deputy for Social Programs

Francis J. Curry
Director of Public Health

Dr. Zuretti L. Goosby
Board of Education

Bernard Orsi
General Manager, Personnel
Civil Service Commission

Stanley E. Jensen
Redevelopment Agency

Hon. Joseph G. Kennedy

David R. Mayes

Hon. Timothy McDonnell, S.J.

Thomas J. Mellon
Chief Administrative Officer

Robert H. Mendelshon
Board of Supervisors

EOC Board Members Designated by Organizations or Groups of Organizations *

1) Joint nomination by the S.F. Labor Council, the International Longshoremen's and Warehousemen's Union, the International Brother-hood of Teamsters, and the San Francisco Building and Construction Trades Council. (Vacant)

2) Named jointly by the San Francisco Chamber of Commerce and the Downtown Association of San Francisco.

   Mark Buell, San Francisco Convention & Visitors Bureau

3) Named jointly by the Council of Churches, the Roman Catholic Archdiocese of San Francisco, and the Board of Rabbis.

   Rev. John Duffy, Fr., San Francisco Council of Churches

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* Correct as of August 1972; current information is unavailable.

4) Named jointly by the Central Council of Civic Clubs and the District Merchants Association; Miss Marguerite Warren.

5) Named jointly by United Bay Area Crusade, the League of Women Voters and San Francisco Planning and Urban Renewal Association; Miss Phillis Levy.

6) Youth Representative - Michael Shaw.

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FAIR HOUSING PLANNING COMMITTEE

A. Function and origin: The Committee was set up by a resolution of the Board of Supervisors in November 1972. Its purpose is to develop a plan for the racial integration of all neighborhoods in the City.

B. Membership and terms: The 34 Committee members are selected by the Mayor from the following neighborhoods and/or organizations:

1) Western Addition Project Area Committee
2) Bayview-Hunters Point Joint Housing Committee
3) Mission Coalition
4) Chinatown Coalition for Better Housing
5) Yerba Buena Tenants and Owners in Opposition to Renewal
6) Planning Association for the Richmond
7) Sunset-Parkside Education and Action Committee
8) Inner Sunset Action Committee
9) Haight-Ashbury Neighborhood Council
10) Oceanview-Merced Heights-Ingleside Committee
11) League of United Latin American Citizens
12) National Association for the Advancement of Colored People
13) Filipino-American Council of San Francisco
14) Bay Area Urban League
15) Chinese for Affirmative Action
16) American Indian Center
17) Japanese Americans Citizens League
18) San Francisco Fair Housing Coalition
19) San Francisco Public Housing Tenants Association
20) Arriba Juntos
21) Council for Civic Unity
22) San Francisco Planning and Urban Renewal Association
23) Senior Citizens Centers
24) San Francisco Real Estate Board
25) Mission Model Neighborhood Corporation
26) Bayview-Hunters Point Model Cities Commission
27) Housing Authority of the City and County
28) Redevelopment Agency of the City and County
29) City Planning Commission
30) Board of Education of the City and County
31) Deputy for Development, Office of the Mayor
32) Social Services Commission
33) Bureau of Building Inspection, Department of Public Works
34) Human Rights Commission of the City and County

HUMAN RIGHTS COMMISSION

A. Function and origin: The HRC seeks to eliminate prejudice and discrimination due to race, religion, color, ancestry, and sex, and bring about equal opportunities for all San Francisco residents. The HRC attempts to maintain peaceful relations between community groups and city officials and agencies through education and negotiation. The HRC was created in 1964 by the Board of Supervisors.

B. Membership and terms: The Board consists of fifteen members appointed by the Mayor for four-year terms.

C. Members:

1. Leonard Kingsley; appointed 1970; expires 1974.
2. Vacant.★
3. The Very Rev. C. Julian Bartlett, Chairman; appointed 1970; expires 1975.
4. Rev. George L. Bedford; appointed 1967, reappointed 1971; expires 1975.
5. Rabbi Alvin I. Fine; appointed 1964, reappointed '68,'72; expires 1976.
6. Joseph R. Garcia; appointed 1971; expires 1975.
7. Sister M. Bernadette Giles; appointed 1966, reappointed '70; expires 1974.
8. Louis Heilbron; appointed 1971; expires 1975.
9. Earl Livermore; appointed 1970; expires 1974.
10. Curtis McClain; appointed 1966, reappointed 1970; expires 1974.
11. Rev. Victor L. Medearis, Sr., Vice Chairman; appointed 1970; expires 1974.
12. Earl Raab; appointed 1964, reappointed '68,'72; expires 1976.
13. Louis S. Simon; appointed 1970; expires 1974.
14. Edward Sandoval; appointed 1973; expires 1977.
15. Vacant.★

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INTER-AGENCY COMMITTEE ON URBAN RENEWAL (IACUR)

A. Function and origin: IACUR is the official coordinating committee of the City's urban renewal program. It is chaired by the Mayor's Deputy for Development, who convenes it only when joint City agency action is required, as on Model Cities coordination. IACUR was created on January 30, 1953, by Board of Supervisors Resolution #17473.

B. Membership and terms: The members of IACUR are functionally specified by the creating resolution; they include the heads of nearly every City agency and the Redevelopment Agency or their designates. There is thus no term of office, as such.

C. Member Agencies of the Executive Committee of IACUR and their representatives:

1. Mayor's Office:
   Deputy for Development (John Tolan)
   Director of Community Development (Dean Macris)
   Deputy for Social Programs (Jose Meza)
   Special Assistant for Housing ;and Relocation (Wesley Slade)
   Director, Office of Aging (Bernard F. Schussel)
   Special Assistant for Model Cities (Charles Countee)

2. Department of Public Health:
   Director of Public Health (Dr. Francis J. Curry)
   Chief, Bureau of Environmental Health (Jack Coyne)

3. Department of Public Works:
   Director of Public Works (S. Myron Tatarian)
   City Engineer (Robert Levy)
   Superintendent, Bureau of Building Inspection (BBI) (Alfred Goldberg)
   Chief, Property Conservation Division, BBI (Bernard Cummings)

4. Department of City Planning:
   Director of City Planning (Allan B. Jacobs)

5. Redevelopment Agency:
   Executive Director, Redevelopment Agency (Robert Rumsey)

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LANDMARKS PRESERVATION ADVISORY BOARD

A. Function and origin: The Board advises the City Planning Department, Planning Commission, and the Board of Supervisors on the designation of buildings or areas as historical landmarks. The Board recommends approval or disapproval of proposed changes to the exterior of landmark buildings and can recommend delay in landmark demolition permits. The Board was created in 1967 by Article Ten of the City Planning Code.

B. Membership and terms: The Board consists of ten members, nine appointed by the Mayor for four-year terms; the Art Commission selects one of its members to serve ex-officio.

C. Members:

1. G. Bland Platt, President
2. Dr. Albert Shumate, Historian
3. Charlotte Mailliard
4. Rev. John B. McGloin
5. W. Stanley Whitaker
6. Francis L. Whistler, Architect
7. Betty De Losada, Mission resident
8. Ransom Cook (ex-officio)
9. Albert Jacobs, appointed 1973, expires 1977.
10. Vacant ★

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LOCAL RENT ASSISTANCE COMMITTEE

A. Function and origin: The Committee administers the City's Temporary Rent Assistance Program, comprising a wide variety of grants and loans for low-income

individuals and families displaced by public action. The Committee was created in 1968, by Board of Supervisors Resolution #581-68.

B. Membership and terms: The five members of the Committee are specified in the creating resolution and serve ex-officio.

C. Members:

1. Special Assistant to the Mayor for Housing and Relocation (Wesley Slade)
2. Mayor's Deputy for Social Programs (Joseph Meza)
3. Executive Director, San Francisco Redevelopment Agency or his designate (Arnold Baker, Director, Central Relocation Service)
4. Executive Director, San Francisco Housing Authority or his designate (Frederick Threefoot, Manager of Rentals)
5. General Manager, Department of Social Services or his designate (June Keller, Supervisor of Community Services)

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MAYOR'S COMMITTEE FOR REHABILITATION *

A. Function and origin: The Committee is cooperating with the Mayor in getting HUD "Project Rehab" funds for San Francisco. It was created in 1972, by Mayor Joseph Alioto.

B. Membership and terms: The Committee is open-ended, and any interested organization may join.

C. Members:

1. Bayview-Hunters Point Housing Development Corporation
2. Mission Housing Development Corporation
3. Tenants and Owners in Opposition to Redevelopment
4. Community Design Center
5. Mayor's Committee for Restoration of the Haight-Ashbury
6. Ocean View-Merced-Ingleside Assoc.
7. Western Addition Project Area Committee
8. Canon Kip Community House
9. Chinatown Coalition for Better Housing
10. Western Addition Community Organization
11. People's Action Coalition
12. Economic Opportunity Council

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MISSION HOUSING DEVELOPMENT CORP. (MHDC) BOARD OF DIRECTORS

A. Function and origin: The Board is the citizen participation unit for Mission Model Neighborhood activity in housing production and rehabilitation loans and

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* Confirmed by Wesley Slade, May 7, 1973

grants. It selects the Executive Director of the Corporation. The Board was created in 1970, as a private non-profit corporation.

B. Membership and terms: There are nine Board members. Six of these are selected by the Mayor from a list of eight or more nominees of the MCO, while three members with business or professional experience in housing finance are Board members who serve for one-year terms.

C. Members:

1. Hiram T. Delahoussaye, Chairman
2. Louis Gordiany
3. Anne Gregoric
4. Robert Haas
5. Jacob Levitan
6. Dennis Murphy
7. Roberto Talavera
8. Vincente Padilla
9. Robert Dalavera, Vice Chairman

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MISSION MODEL NEIGHBORHOOD CORPORATION (MMNC) BOARD OF DIRECTORS

A. Function and origin: The MMNC Board is the official citizen participation body for the Mission Model Neighborhood. It sets priorities and develops programs for the Neighborhood, reviews contracts with operating agencies, and evaluates the Model Cities program. The MMNC was founded in 1970 as a private non-profit corporation.

B. Membership and terms: The Mayor appoints the 21 members of the MMNC, 14 of whom are chosen from a list of between 21 and 29 submitted by the MCO. The terms are indefinite.

C. Members:

1. Carlos Abreu
2. Julianne Bowman
3. Sergio Carmona
4. Fabian Contreras
5. Virgil Dardi
6. Luisa Ezquerro
7. Vivencio Gomez
8. Cruz Gutierrez
9. Robert Haas
10. Roger Hernandez
11. Frank Hunt
12. Andrew Jones
13. Russel Keil
14. Jerry Levine
15. Roberto Lopez
16. Segundo Lopez
17. Lupe Palega
18. Eustacio Ramirez
19. Earl Ross
20. Rudy Vasquez
21. Alfredo Velasquez

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RELOCATION APPEALS BOARD

A. Function and origin: The Board hears complaints from families or individuals displaced by public action who are dissatisfied by the relocation housing or services offered them by the Central Relocation Service. The Board was

established on March 14, by the Advisory Committee on Community Services of the Redevelopment Agency, and in 1968, was transferred to the Mayor's Office through a resolution of the Redevelopment Agency Commission. Pending legislation may create two official Boards, to separately handle urban renewal displacements and displacements by other public agencies.

B. Membership and terms: The Board has from five to seven members, appointed by the Mayor for indefinite terms.

C. Members:

1. Percy H. Steele, Jr., Chairman; Executive Director, Bay Area Urban League
2. Stanley F. Davey; Director, Salvation Army Harbor Light Center and James Hotel for Men
3. Robert Stevens; Past President, Greater Mission Citizens Council
4. Mrs. Essie Webb; Housing Specialist, Bayview-Hunters Point Joint Housing Committee
5. Ed Moriguchi; Accountant; Past President, San Francisco Chapter, Japanese-American Citizens League

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SAN FRANCISCO BOARD OF SUPERVISORS

A. Function and origin: The Board is the elected legislative body for the City and County of San Francisco. Its most important function is the ability to reduce or delete operating budget items submitted by the Mayor, or add, increase or decrease capital budget items. The Board's powers derive from the Charter of January 8, 1932.

B. Membership and terms: The eleven Supervisors are elected at four-year intervals.

C. Members:

1. Dianne Feinstein, Chairman (expires January 1978)
2. Ronald Pelosi, (expires January 1976)
3. John J. Barbagelata (expires January 1978)
4. Terry A. Francois (expires January 1976)
5. Robert E. Gonzales (expires January, 1976)
6. Quentin L. Kopp (expires January, 1976)
7. Robert H. Mendelsohn (expires January, 1976)
8. Al Nelder (expires January, 1978)
9. John L. Molinari (expires January, 1978)
10. Peter Tamaras (expires January, 1978
11. Dorothy von Beroldingen (expires January, 1978)

Standing Committees Related to Housing and Planning: *

Budget and Governmental Efficiency: **
Mendelsohn, Feinstein, Francois, Molinari, von Beroldingen

Governmental Services (every second Tuesday):
Tamaras, Pilosi, Barbagelata

Health and Environment (every fourth Tuesday):
Kopp, Gonzales, Tamaras

Planning and Development (every third Tuesday):
Pelosi, von Beroldingen, Gonzales

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* All Supervisors' Committees meet in Room 228, City Hall.

** In each case, committee members are listed in the following order: Chairperson, vice-chairperson, member(s).

DEFINITION OF TERMS

ABATE: To stop a health or safety hazard, to comply with code provisions.

APPRAISAL: An estimate of the real or market value of a property; what the owner could reasonably expect to get if he were to sell it.

ASSESSED VALUATION: The value assigned to a piece of property by local government for property tax purposes. It is usually less than the market value of the property. The relationship between assessed value and market value varies from state to state. In California the assessed value is 25 percent of the market value.

BUILDING CODE: A set of standards governing the materials and procedures used in the construction of buildings.

COMPLIANCE: To conform to the Housing or Building Code (see abatement).

CONDOMINIUM: Individual ownership of a unit in a multi-unit structure. If the structure has 10 units, each condominium owner owns 1/10 of the land (or land leasehold).

COOPERATIVE HOUSING: A housing development owned and managed by a corporation. The residents own the shares in the corporation, and thus earn a right to occupy a unit. St. Francis Square and the Loren Miller project, both in the Western Addition, are co-ops.

CROWDED: A dwelling unit is considered crowded if it has more inhabitants than rooms. Bathrooms, kitchens, basements or storage rooms are not counted as actual rooms in this definition. Thus one person living in a one-room studio is not considered to be living in crowded condition. However, if a room-mate moves in, the two people in one room would be defined as crowded.

DOWN PAYMENT: An initial amount of money paid by the purchaser to the seller of a house. Usually 10-20% of total price.

DWELLING UNIT OR HOUSING UNIT: An apartment unit regardless of type and size, or a single family house.

EGRESS: An exit, either a door, or movable window large enough for an adult to get through quickly in an emergency.

EQUITY: The value of an owner's interest in a property, minus outstanding claims or liens. For example, a homeowner's equity would be the difference between the market value of the house and the amount of his unpaid mortgage.

FAMILY: A group of two or more persons related by blood, marriage or adoption, and residing together in the same dwelling unit.

FEDERALLY-ASSISTED HOUSING: Housing which has been financed with assistance provided by one of the federal housing agencies, such as the Department of Housing and Urban Development (HUD) or its subsidiary, the Federal Housing Authority (FHA). The assistance may be through the provision of FHA mortgage insurance, reduction of interest rate or the payment of capital and operating costs in public housing.

GENERAL REVENUE SHARING: Returning to localities some portion of tax money submitted to the Federal Government. This program recently was approved by Congress and will yield San Francisco an annual payment of about $19 million for five years. See also special revenue-sharing.

HOUSING CODE: A law establishing minimum standards for occupied housing in a community. In San Francisco, the Bureau of Building Inspection is responsible for code enforcement.

HOUSING DEVELOPMENT CORPORATION: A multi-purpose, generally nonprofit, private housing corporation established to serve a given geographic area by providing technical assistance, lending seed money, and directly sponsoring housing developments. The Mission Housing Development Corporation (MHDC) is an example.

HUD: The federal Department of Housing and Urban Development.

HUD PROGRAMS: The Section number refers to the specific section of the U.S. Housing Act which established the program.

Section 101	rent supplement
Section 106	technical assistance grants and loans
Section 115	rehabilitation grants for low-income homeowners
Section 235i	insurance for homeownership loan, new construction, interest credit
Section 235j	insurance for homeownership, rehabilitation, interest credit
Section 236	insurance for rental and cooperative housing loan, interest credit
Section 237	credit counseling for homeownership
Section 312	3% rehabilitation loans
Turnkey I	purchase (rather than construction) of public housing
Turnkey II	private management of public housing
Turnkey III,IV	public housing homeownership programs
Section 23	public housing leasing program

LAND WRITE DOWN: When a government agency disposes of land for less than it cost. Usually associated with the Urban Renewal program.

MEAN VALUE: The sum of the individual values reported, divided by the number of units for which value is shown, also called the average.

MEDIAN: A midpoint or number where half the values are lower and half the values are higher. A median census tract rent of $135 means that half the tenants in a census tract pay more than $135, and half pay less.

MORTGAGE: A claim placed against a property to secure a loan agreement between borrower and lender.

MULTI-FAMILY BUILDING: For the purposes of systematic code enforcement in San Francisco, a structure containing three or more apartments, flats or housing units.

NET CHANGE: A measure of activity in the housing inventory of a neighborhood, city or state. Net change is computed by subtracting the number of housing units demolished from the number built during the same period of time. If that subtraction results in a "positive" number, then the area gained housing. A "minus" number means the area lost housing units.

PLUMBING FACILITIES: The category "with all plumbing facilities" consists of units which have hot and cold water, a flush toilet and a bathtub or shower for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the unit does not have all three specified plumbing facilities, or that the facilities are shared with other housing units.

POVERTY LEVEL: Calculated each year by Dr. Molly Orshansky in the Office of the Secretary of Health, Education and Welfare. This index provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as family size, sex and age of the family head, the number of children. See Appendix C for a complete definition.

PROPERTY TAX: Money collected by a local government from owners of real property, according to assessed value. Property taxes usually bear a major portion of the cost of financing local public services.

PUBLIC HOUSING: A HUD program which provides housing subsidies to low-income people. It pays the entire capital costs of housing and some of the maintenance and management costs, allowing tenants to pay no more than 25% of their adjusted income in rents. Public housing can be established in an area only by the consent of a local unit of government. The San Francisco Housing Authority has several projects in the Mission District. Cost and income limits are listed in Appendix C.

REHABILITATION: The process by which substandard housing is made decent, safe and sanitary, by replacing the floors, roofs, bathrooms, kitchens, wiring etc.

SINGLE-FAMILY HOUSE: A self-contained housing unit with a private bath and kitchen and a private entrance which is not shared with others. A single-family home may be "detached," not physically connected with another house or it may share a common wall with other homes, such as a townhouse or rowhouse.

SPECIAL REVENUE-SHARING: Block grants to localities for use within broad areas according to local priorities. Such legislation has been proposed, but not yet passed, in community development, education and employment.

SUBSTANDARD HOUSING: Either dilapidated or lacking essential plumbing facilities (hot and cold running water, flush toilet, tub or shower) for exclusive use of residents of the unit. Crowded units are also considered substandard.

ZONING CODE: An ordinance enacted by local communities to regulate the use of land. Its major purpose is to give the local government the right to control the way a community develops. The City Planning Department enforces the San Francisco zoning ordinance.

Income Limits for Subsidized Housing in San Francisco

1. Public Housing, both Leased and Conventional

Family Size	Maximum Adjusted[1] Annual Income
1	$4000
2	4800
3	5300
4	5700
5	6100
6	6500
7	6900
8 or more	7300

2. Section 236 Rental Housing

Family Size	Maximum[2] Adjusted Annual Income			
	Regular (approx. rent)		Exceptional (approx. rents)[3]	
1	$5400	($113)	$6500	($135)
2	6480	($135)	7900	($165)
3	7155	($150)	9250	($190)
4	7695	($160)	9250	($190)
5	8235	($172)	10,650	($220)
6	8775	($183)	10,650	($220)
7	9315	($194)	12,050	($250)
8 or more	9855	($205)	12,050	($250)

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[1] Adjusted income: The S.F. Housing Authority calculates adjusted income on an individual basis for each tenant. Information obtained July 1972.

[2] Adjusted income: Add up the total gross income for all family members, including minors. Subtract 5 percent. Then subtract $300 for each dependent. The amount remaining is the "adjusted annual income."

[3] Exceptional income limits are applied to families who are displaced by public action or are living in substandard housing. Revised March 1, 1972.

DEFINITION OF NONFARM POVERTY LEVEL IN 1969, BY SIZE OF FAMILY, AGE AND SEX OF HOUSEHOLD HEAD

Family Size	Male Family Head	Female Family Head	Average
1 person	$1923	$1792	$1840
under 65	$1974	$1826	$1893
65+	$1773	$1751	$1757
2 persons	$2394	$2320	$2383
head under 65	$2473	$2373	$2458
65+	$2217	$2202	$2215
3 persons	$2937	$2830	$2924
4 persons	$3745	$3725	$3743
5 persons	$4418	$4377	$4415
6 persons	$4962	$4917	$4958
7 or more persons	$6116	$5952	$6101

Source: "Consumer Income," Current Population Reports, Series P-60, No. 76, Dec. 16, 1970, p. 18, Table L.

APPENDIX D

REFERENCES

SUMMARY

1. Please see references for Sections I through IV for a complete list of all information sources in the Summary.

2. To have the greatest impact with the resources available, the Community Development Study concentrated its research, analysis and statistics on the Inner Mission, which was the target of the San Francisco Model Cities program. However, both the Policies and the Action Agenda of the Mission Coalition Organization (MCO) are directed toward the larger Mission District, within MCO boundaries. For a boundaries map, please see Section I.

3. "Anglo" is used in this Plan to mean white persons who are not Latino.

SECTION I. MISSION HISTORY

1. Information about California Indians was provided by Sidney Shaw from the following sources: Native Americans of California and Nevada by Jack D. Forbes, Handbook of the Indians of California by A.L. Kroeber, California Indians by R.F. Heizer and M.A. Whipple and Anza's California Expeditions, Vol. IV: Father Font's Complete Diary translated by H.E. Bolton.

2. Unless otherwise indicated, material about the history of the Mission District from the Spanish era through World War II was adapted from a manuscript prepared by Mrs. Gail Simpson.

3. "For Luxury, a Cold Bath," Millie Robbins, San Francisco Chronicle, Sept. 25, 1972, p. 18.

4. Information about the 1906 earthquake was compiled from the following sources: The Damndest Finest Ruins by Monica Sutherland, Earthquake Country by the Sunset Publishing Company, Earthquake Hazard in the San Francisco Bay Area: A Continuing Problem in Public Policy by Karl V. Steinbrugge, and The San Francisco Earthquake by Gordon Thomas and Max Morgan Watts.

5. John P. Young, San Francisco: The Pacific Coast Metropolis, 1912, Vol. II, p. 861, S.J. Clarke Publishing Company, San Francisco.

6. "Brooklynese" spoken in the Mission District is described by Charles McCabe in "The Fearless Spectator," San Francisco Chronicle; Dec. 5, 1972.

7. Information about the Mission Coalition Organization (MCO) was compiled from newspaper articles, from "MCO--Three History-Making Years," and from research and interviews conducted by the Stanford Community Development Study.

8. Information about significant architecture is adapted from Here Today, by the San Francisco Junior League, 1968, Chronicle Books. Existing condition and use were determined in a photographic survey taken by the Stanford Community Development Study, Aug. 1972. The photographs and drawings of significant Inner Mission buildings were prepared by Judith Lynch Waldhorn, Stanford Community Development Study.

SECTION II. THE MISSION TODAY

1. Unless otherwise indicated, information in this section was taken from the following reports prepared by the Stanford Community Development Study. No additional copies of these reports are available. However, an entire set has been placed in the Library of the Department of City Planning, 100 Larkin St., San Francisco, and in the Mission Branch Library, 23rd Street at Bartlett, San Francisco.

   a. Gas Stations in the Mission District, 15 pages, December, 1971.
   b. Height Limits in the Mission District: Analysis and Recommendations, 17 pages, March, 1972.
   c. Environmental Indicators in the Mission Model Neighborhood, 24 pages, March, 1972.
   d. Residential Real Estate in the Mission Model Neighborhood, 48 pages, April, 1972.
   e. Changes in the Housing Stock, Mission Model Neighborhood 1960-61, 35 pages, August, 1972.
   f. Housing Code Enforcement in the Mission Model Neighborhood, 20 pages, August, 1972.
   g. Ownership Patterns and Condition in the Mission Model Neighborhood, 24 pages, Sept. 1972.
   h. Trends in Population and Housing, Mission Model Neighborhood, 1940-1970, 54 pages, Oct., 1972.
   i. Inventory of Historic Buildings in the Mission Model Neighborhood, 40 pages, May, 1973.
   j. Historic Preservation in the Inner Mission, 40 pages, January, 1973.
   k. Take a Walk Through Mission History, 11 pages, April, 1973.

2. 1970 Census: Mission Population and Housing Supplementary Summary and Analysis, Department of City Planning, January, 1973.

3. The three drawings used to illustrate Mission housing types were taken from the Urban Design Plan, Department of City Planning, May, 1971.

4. The 1970 Census was considered quite accurate for the Inner Mission, which was the target of extensive follow-up investigations by Bureau staff.

5. Inner Mission housing trends were analyzed using census tract information contained in Changes in the San Francisco Housing Inventory, Department of City Planning, 1960-66, 1967, 1968, 1969, 1970, 1971, 1972.

6. Construction cost figures are from the Changes series cited above, 1972, pp. 10-12.

7. Sketches used to illustrate the height limits map were taken from the Urban Design Plan cited above.

8. Interview with Bernard Crotty, Chief of Street Cleaning, conducted by Cedric Chao, Research Assistant, Stanford Community Development Study, February, 1972.

9. See cite 19 in Section III below.

SECTION III. WHO'S RESPONSIBLE FOR HOUSING IN THE INNER MISSION?

1. The Stanford Community Development study wishes to acknowledge the assistance of the following persons in developing the section about city agencies:

Assessor's Office: Alfred Bacci, Gale Blosser, Sam Duca.
Bureau of Building Inspection: Robert Barker, Al Chinn, Al Cole, Alfred Goldberg, Arthur Hauck, William Kastius, Billie Mattox, Bernard Orr.
City Planning: Robert Devellbis, Linda Ferbert, Maurice Groat, Rolland Hayney, Frank Hendricks, Sam Jung, Joan Lamphier, Calvin Malone, Edward Murphy, Jim Paul, Lynn Pio, Sidney Shaw, Daniel Sullivan, Peter Svirsky.
Economic Opportunity Council: Steve Dutton, Ray Holland.
Human Rights Commission: Edith Witt.
Mayor's Office: Hal Dunleavy, Eunice Elton, John Friedman, John Jacobs, T.J. Kent, Dean Macris, Wesley Slade, John H. Tolan, Jr., Richard Wurm.
Model Cities Agency: Carlos Baltodano, Charles Countee, Peter de Q. Richardson, Bill Ruppert.
San Francisco Department of Social Services: Charles Norwood
San Francisco Housing Authority: Clifford Bennett, Rose Folli, Frederick Green, Evert Heynneman, Sam Lesher, Peter G. Trimble, Joan Vilms.
San Francisco Redevelopment Agency: Gerald Flamm, Walter Gaby, Martin Gustafsen, Christine Randle.

Interviews and information gathering for these agencies was conducted by the following Stanford Community Development Study Research Assistants: Cedric Chao, Robert Jolda, Janice Larkin.

2. The Community Development Study found "Changes in the Housing Inventory," from 1960-66 through 1972, one of the most useful documents published by any City agency. The City Planning Commission is to be commended for continuing to publish this series.

3. Here Today: The Architectural Heritage of San Francisco, Jr. League, Chronicle Books, 1968. The Study also wishes to acknowledge the assistance of Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board.

4. "The Evidence on Redlining: How Lending Institutions Help Make Ghettos in San Francisco Neighborhoods," Madeline Nelson et al, Bay Guardian, November 1, 1972.

5. "Easy Loans for the Mission District," San Francisco Chronicle, August 10, 1972.

6. "New Directions in San Francisco Housing Policy," People's Action Coalition, December, 1971.

7. Summary of Trends in Housing and Population in the Mission Model Neighborhood, 1940-1970, Stanford Community Development Study, September, 1972.

8. "The Case for a Housing Court," Ruth Bransten McDougall, San Francisco Magazine, June, 1972.

9. Information about the direction of federal housing and community development activities was compiled from numerous articles in the following publications: Housing Affairs Letter, Journal of the American Institute Planners, Journal of Housing, Low-Income Housing Bulletin, National Journal, and Planning, the ASPO Magazine.

10. Quality with Quantity, the Report of the National Goals Research Staff, U.S. Government Printing Office, July 4, 1970.

11. "Romney Faces Political Perils with Plan to Integrate Suburbs," William Lilley III, National Journal, 10-17-70.

12. A Decent Home, The Report of the President's Committee on Urban Housing, U.S. Government Printing Office, 1968.
Progress Report on Federal Housing and Urban Development Programs, U.S. Senate, Committee on Banking and Currency, 1970.
Report of the National Housing Goals Commission, 1969, 1970, 1971.

13. Resolution No. 13761, San Francisco Board of Supervisors, October 13, 1953.

14. Mission Housing Development Corporation, (MHDC) Annual Report, 1972.

15. The Mission Future, MHDC, 1973.

16. "Model Cities: Liberal Myths and Federal Interventionist Programs," Steven A. and Judith L. Waldhorn, Urban Law Annual, 1972.

17. A Decent Home, p. 114.

18. A Decent Home, p. 107.

19. A Decent Home, p. 96.
Bay Guardian article, cited above.
"Bank Financing Available to the Mission," Gerald Arnold and Cedric Chao, Stanford Community Development Study, December, 1971.
"Redlining and the Problem of Low-Income Access to Housing Financing," Rich Rollins, paper prepared for SWOPSI 145 B, Spring Quarter, 1973, Stanford University.

20. Real Estate, Frederick E. Case, Allyn and Bacon, Inc., Boston, 1962.
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21. "No Way Downtown," Donovan Bess, The Nation, December 5, 1966.

22. "Public Housing Sites," Norman D. Peel et al, Stanford Law Review, November, 1970.

23. Task Force Report on HUD Assisted Programs in San Francisco, U.S. Dept. of Housing and Urban Development, 1972 (not publicly released).

24. Much information in this section was taken from The San Francisco Redevelopment Process, San Francisco Planning and Urban Renewal Association (SPUR), 1972.

SECTION IV. THE MISSION TOMORROW

1. Mission Housing Development Corporation: Annual Report, 1972; information provided to a team of technicians studying the NEIZ; discussion at the MCO Housing Workshop, July, 1972; Output Summary Report, April, 1973.

Federally Assisted Code Enforcement (FACE): Feasibility Studies for Alamo Square and Bernal Heights; FACE At Midpoint; "Cranston Pushes Rehab Program," Donald Cantor, San Francisco Examiner, June 17, 1973; interviews with FACE personnel.

2. See the map in Section II, Subsidized Housing in the Inner Mission, for the locations, sizes and types of the 893 units. Eight hundred and four are already built, while 89 have been approved by the federal government. Construction of these new units should begin in the summer of 1973. These units are contained in two projects developed by the Mission Housing Development Corporation (MHDC) under the federal Section 236 program for moderate-income households. One of those developments, which will house fifty Mission families, is pictured on the frontspiece of Section IV. This drawing was provided through the courtesy of Burger-Coplans, Inc., Oakland, California, architects and planning consultants for the MHDC.

3. Trend analyses and projections were calculated by using the information gathered for Sections I, II and III of this Plan. Please refer to earlier parts of this Appendix for sources.

4. Study by Rich Rollins, cited above.

5. "S.F. Plan to Aid Home Renewal," Jerry Burns, San Francisco Chronicle, June 12, 1973.
"Finance Program for City Housing," Dexter Waugh, San Francisco Examiner, June 14, 1973.
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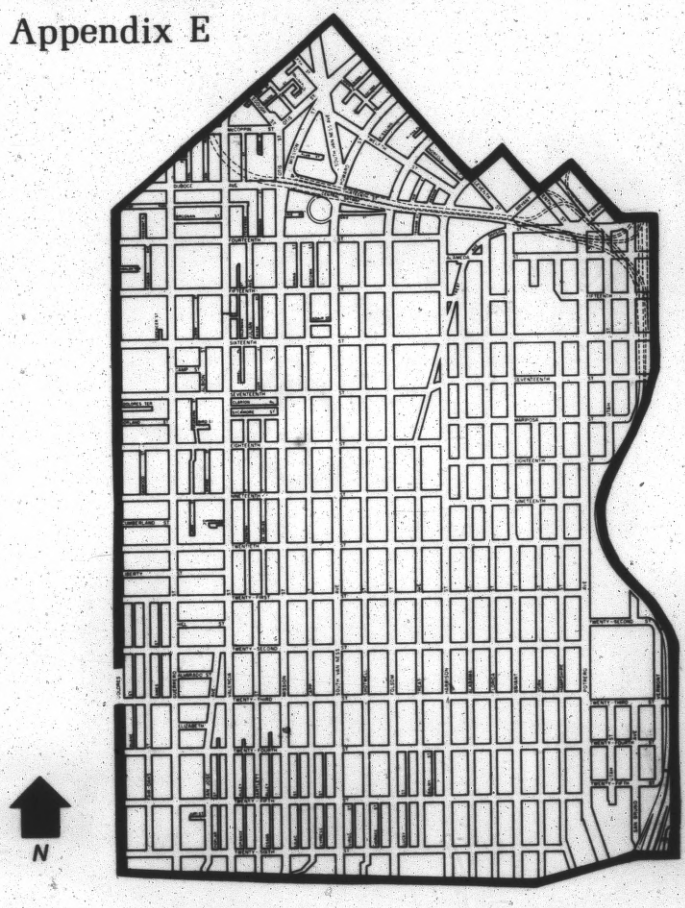
"Bank Loan for Housing Repairs OK'd," Chronicle, June 19, 1973.

6. Shelter and Subsidies: Who Benefits from Federal Housing Policies?, Henry J. Aaron, Brookings Institution, 1972.
"Myths and Realities of Urban Renewal and Public Housing," The Journal of Housing, April, 1973.

7. Testimony given by MCO President Carlos Carrillo, Congressional Hearings on Government Lawlessness, June, 1972.

Inner Mission Fact Sheets
Appendix E



Housing Code Enforcement in the
Mission Model Neighborhood
August, 1972

Noelle Charleson & Judith L. Waldhorn

Housing Code Enforcement in the the Mission Model Neighborhood

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SUMMARY

1. About half the housing in the Mission Model Neighborhood is under the jurisdiction of the Division of Apartment House and Hotel Inspection (DAHI), which is within the Bureau of Building Inspection of the Department of Public Works. For several years DAHI has been conducting a program of systematic Housing Code enforcement, designed to make the owners of multi-family buildings and rental housing either repair or demolish their properties.

2. The cumulative effect of DAHI actions in the MN will be significant and will affect Mission tenants and property owners for many years.

3. Electrical code violations were the most prevalent hazard found in MN buildings. Such violations are common in older buildings, and almost ninety percent of those in the MN were built before 1923.

4. The 2907 hotel rooms in the MN provide a significant supply of housing units for people in the Mission.

5. Each year DAHI processes the 1000 "worst buildings" in San Francisco. This process, which started in 1969, takes several years to be noticed. The effect in the MN is just becoming apparent, as structures are being repaired, condemned or demolished, under orders from DAHI.

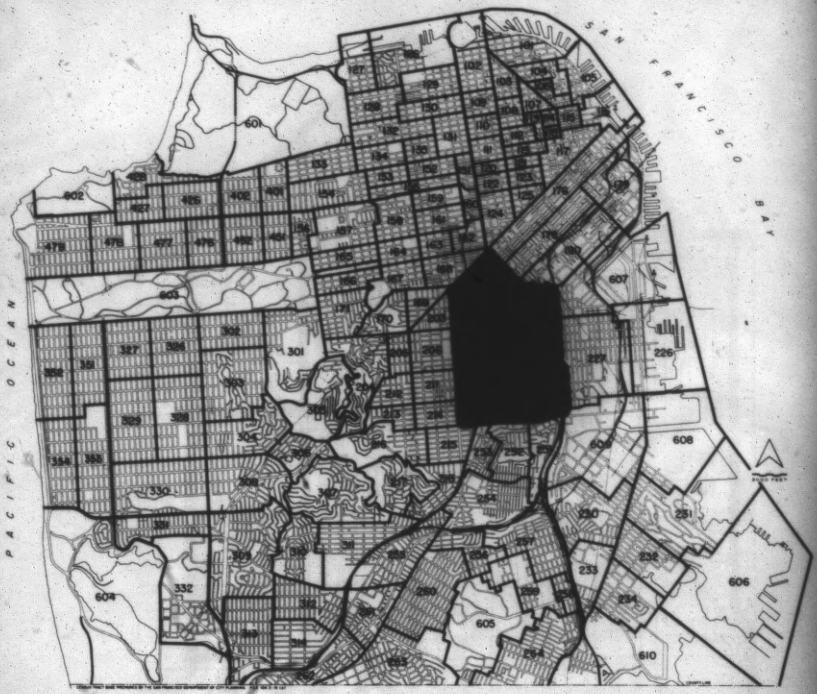
INTRODUCTION

The Stanford Community Development Study was funded by the National Science Foundation to study community development in the Mission Model Neighborhood (MN) of San Francisco and to provide technical assistance to the Mission Coalition Organization (MCO). The boundaries of the MN are shown on Maps 1 and 2, following.

The MCO Planning Committee asked the Study to provide the background necessary for a neighborhood housing plan. This report is one in a series designed to help the community make decisions about its future.

This report describes the process of housing code enforcement in the MN. About half the MN housing units are included in this process, yet it is seldom noticed by the community although its cumulative effect on the Mission is significant.

MAP 1

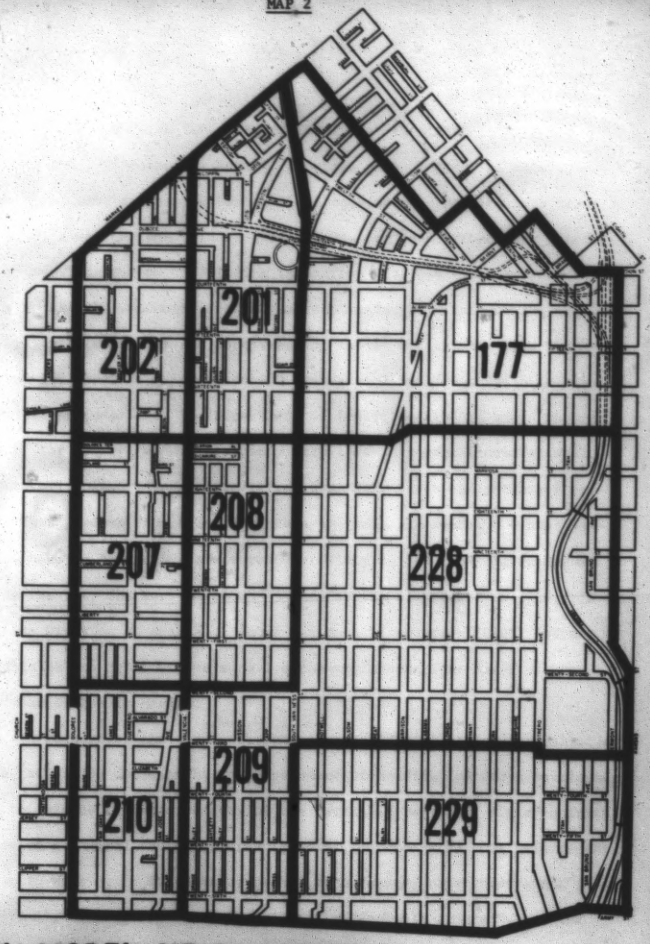


1970 CENSUS TRACTS

= Location of the Mission Model Neighborhood within San Francisco

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

MAP 2



MISSION MODEL NEIGHBORHOOD CENSUS TRACTS

I. HOUSING CODE ENFORCEMENT IN SAN FRANCISCO

The 1965 Community Renewal Program, a major study of development in San Francisco, proposed a number of changes within the city government, one of which was the consolidation of all housing code enforcement responsibility under the Bureau of Building Inspection (BBI) in the Department of Public Works (DPW). Consolidation was recommended to eliminate the overlapping jurisdictions of the Department of Public Health, the Fire Department and BBI, each of which inspected residential buildings for both similar and different purposes. The Department of Public Health had taken responsibility for issuing annual occupancy permits to all rental housing units and hotels. However, lack of political strength, funds and personnel prevented this process from being more than sporadic and random. Consolidation of housing code enforcement responsibility in BBI required an amendment to the City Charter, which was passed by the electorate in 1966. In 1967, the Division of Apartment House and Hotel Inspection (DAHI) was set up within BBI to continue the annual occupancy inspections begun by the Department of Public Health.

Passage of the code enforcement consolidation referendum coincided with a nationwide decision by the Department of Housing and Urban Development (HUD) to enforce all requirements of the "Workable Program", a prerequisite to receiving federal funds for urban renewal, concentrated code enforcement and public housing.[1] Systematic, rather than random, code enforcement in all multi-family housing was a major part of the "Workable Program", and the city's heavy involvement in HUD programs forced BBI and DAHI to adopt a new system.

A systematic procedure implies some ranking of hazardous housing conditions. Since earlier enforcement efforts had been random ones, DAHI began by inspecting all the 17,000 multi-family structures in the City. The following rating sheet was completed for each building to help DAHI develop a priority system for instituting code compliance in the worst buildings first.

After these sheets were completed, DAHI evaluated all 17,000 and assigned each to a priority group.

Group A buildings were classifed "Priority 1" since they included deficiencies warranting immediate action, such as a lack of two exits, or the presence of illegal apartments. Group B buildings contained structural deficiencies and were rated by age, since older buildings tend to be more rundown; and by size, since a building with many apartments is more likely to need repairs. Group C buildings were less hazardous, but still contained health and safety deficiencies such as electrical or plumbing violations.[2] Each year DAHI schedules the highest 1000 ranked buildings for complete inspection and code enforcement. DAHI has also computed some statistics along with its housing evaluations to help point out problem areas and to get an overall picture of the conditions, locations, and types of buildings under its jurisdiction. Unfortunately most of this data has not been evaluated by BBI, due to lack of funds for computer analyses.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT & HOTEL INSPECTIONS

DIST.#____
CT_____

PRIORITY_____

PRIORITY RATING OF APARTMENTS & HOTELS

Location_____

Item	No. of deficiency points 5	3	2	1	0
1. EGRESS - Deficiency rates automatic priority 1	___				___
2. UNLAWFUL OCCUPANCY - Deficiency rates automatic priority 1	___				___
3. NUMBER OF FLOORS					
Two or less floors					___
Three or more floors			___		
4. SIZE OF STRUCTURE					
Apts. 15 or less units					___
16 or more units			___		
Hotel 19 or less guest rooms					___
20 or more guest rooms			___		
5. CONSTRUCTION DATE					
Prior 1923		___			
After 1923			___		
After 1947				___	
After 1958					___
6. STAIRWAY ENCLOSURE TO BASEMENT/CELLAR			___		___
7. STAIRWAY ENCLOSURE/SPRINKLER SYSTEM PUBLIC HALLS CORRIDORS STAIRWAYS			___		___
8. VENTILATION STAIRWAY/PUBLIC HALLS/ ELEVATOR SHAFT			___		___
9. FIRE ALARM SYSTEM			___		___
10. LADDER/STAIR LOWEST FIRE ESCAPE BALCONY TO GROUND			___		___
11. STAIRWAY/SCUTTLE FROM PUBLIC HALLWAY TO ROOF			___		___
12. STRUCTURAL STATUS	___				___
13. SANITARY STATUS	___				___
14. MAINTENANCE		___			___
15. ELECTRICAL STATUS		___			___
16. PLUMBING STATUS			___		___
17. TOTAL OF DEFICIENCY POINTS_____					

Date_____ Inspector_____

DAH/9/67

II. ENFORCEMENT IN THE MISSION MODEL NEIGHBORHOOD (MN)

Although systematic code enforcement has been proceeding quietly for several years, the potential magnitude of DAHI activities in the MN has not been fully appreciated by Mission residents. DAHI has jurisdiction over 12,283 apartments and 2907 hotel rooms in the MN. Although only seven percent of the people in San Francisco live in the MN, twelve percent of the DAHI buildings are in the neighborhood.

Table 1 and Map 3 below illustrate the proportion of housing units under DAHI jurisdiction in each census tract in the MN.

DAHI has found that certain characteristics often correspond with serious code violations. The most significant such factor in the MN is age; eighty-nine percent of the multi-family buildings in the MN were built before 1923, as shown in Table 2 below.

About 180 MN buildings were in the A group of Priority 1 violations, 74 without adequate exits and 105 with illegal apartments, "bootlegged" in without a building permit. Other MN violations are indicated in Table 3 below. The most predominant violations are electrical -- illegal wiring, inadequate fuseboxes, lack of wall outlets. Most Mission houses were wired for only enough voltage to light a small bulb in each room. A modern toaster now uses three times as much power, and this inadequate wiring can cause serious fire hazards.

In 1970 census tract 177 contained seventy-eight multiple family residential buildings. All but one were built before 1923, and the remaining "newer" building was built between 1923 and 1958. Only one of the seventy-eight buildings contained more than fifteen dwelling units. Thus census tract 177 contained four percent of the total multi-family residen-

TABLE 1

Proportion of Housing Units under DAHI Jurisdiction,

Mission Model Neighborhood, 1971

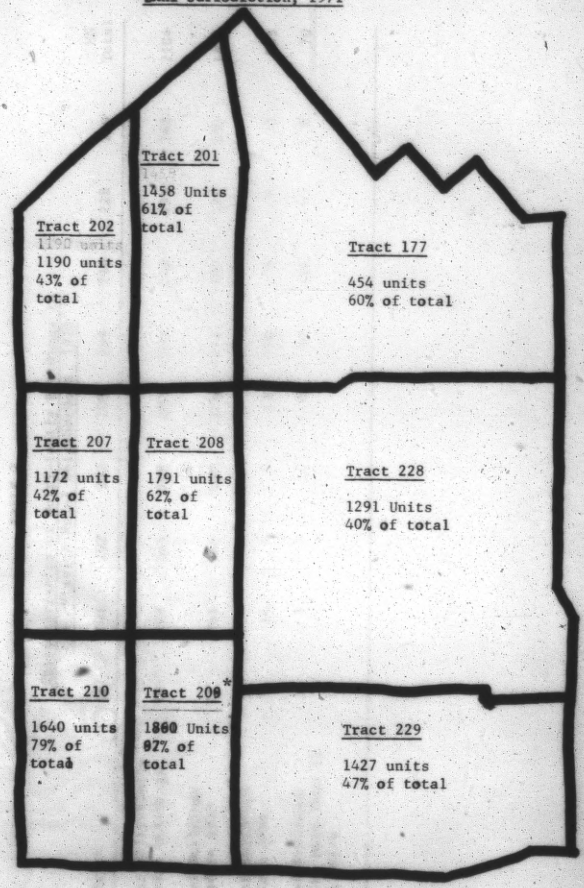
Census Tract	177	201	202	207	208	209	210	228	229	MN Total
Total Number of Housing Units	751	2406	2796	2764	2869	1919	2081	3195	3035	21,816
Total Number of Units Under DAHI Jurisdiction*	454	1458	1190	1172	1791	1860**	1640	1291	1427	12,283
Percent of Total Units Under DAHI Jurisdiction	60%	61%	43%	42%	62%	97%	79%	40%	47%	56%

* Does not include hotel rooms.

** There is a significant discrepancy in this census tract between the number of apartments reported by DAHI and the number of multi-family units reported by the Department of City Planning in Changes in the Housing Inventory, 1971.

MAP 3

Districution of Housing Units Under DAHI-Jurisdiction, 1971



MN total under DAHI jurisdiction = 12,283 housing units 56% of all units in the MN

*See note on Tract 209 in Table 1 preceding.

TABLE 2

Characteristics of Multi-family Buildings in the Mission Model Neighborhood, 1970

Census Tract	177	201	202	207	208	209	210	228	229	MN Total
Number of Multi-family Residential Buildings	78	298	265	168	283	335	222	193	262	2104
Number of Buildings Built Before 1923	77	261	229	150	224	272	190	171	202	1876
Number of Buildings Built Since 1958	0	14	6	5	13	16	9	9	33	105
Number of Buildings Containing More Than 15 Dwelling Units	1	3	3	11	8	10	15	13	6	70

TABLE 3

Code Violations in MN
Multi-family Buildings

Code Violation	Buildings	Percent
Electrical	682	32%
Health hazard	382	18
Fire hazard	360	17
Illegal occupancy	105	5
Plumbing	86	4
Other	489	24
	2104	100%

tial buildings in the MN. In 1971, census tract 177 had a total of 751 housing units, sixty percent of which were under DAHI jurisdiction.

Tract 201 contained 298 multi-family residential buildings, eighty-eight percent constructed before 1923 and five percent built after 1958. Only three buildings contained more than fifteen dwelling units. Tract 201 has fourteen percent of the total multi-family residential buildings in the MN. In 1971 tract 201 had a total of 2406 housing units, sixty-one percent under DAHI jurisdiction.

Census tract 202 contained 265 multi-family residential buildings in 1970, eighty-six percent built before 1923. Only six buildings were less than fourteen years old. Three multi-family buildings contained more than fifteen units. Census tract 202 contained thirteen percent of the multi-family structures in the MN and 2796 housing units, forty-three percent under DAHI jurisdiction.

Census tract 207 contained 168 multi-family buildings, eighty-nine percent built before 1923. Eleven buildings had more than fifteen units. Tract 207 contained eight percent of the multi-family structures in the MN and 2764 housing units, forty-two percent of which were under DAHI jurisdiction.

Tract 208 had 283 multi-family structures, seventy-nine percent built before 1923. Eight multi-family buildings contained more than fifteen units. Tract 208 contained thirteen percent of the multi-family structures in the MN, and 2869 total housing units, sixty-two percent of which were under DAHI jurisdiction.

Tract 209 had 335 multi-family buildings, eighty-one percent built before 1923, and only five percent after 1958. Ten buildings contained

more than fifteen units. Census tract 209 had sixteen percent of the multi-family residential buildings in the MN and 1919 units, ninety-seven percent of which fall within DAHI jurisdiction. This proportion seems extremely high, because these is a discrepancy between the total number of units in 207, taken from a report by the Department of City Planning, and the number of apartments reported by DAHI.

Tract 210 contained 222 multi-family residential buildings, eighty-six percent built before 1923 and four percent after 1958. Fifteen buildings contained fifteen or more units. Census tract 210 contained eleven percent of the total multi-family buildings in the MN, and 2081 housing units, seventy-nine percent under DAHI jurisdiction.

Tract 228 contained 193 multiple-family residential buildings, eighty-nine percent built before 1923, and five percent after 1958. Thirteen multi-family buildings contained fifteen units or more. Tract 228 contained nine percent of the multi-family residential buildings in the MN, and 3195 housing units, forty percent under the jurisdiction of DAHI.

Census tract 229 contained 262 multi-family residential buildings, seventy-seven percent constructed before 1923, and thirteen percent built after 1958. Six multi-family buildings had fifteen units or more. Tract 229 had twelve percent of the multi-family residential buildings in the MN, and a total of 3035 housing units, forty-seven percent under DAHI jurisdiction.

In 1970 the MN contained a total of 2104 multi-family buildings, as Table 4 illustrates. Eighty-nine percent of those 2104 buildings were built before 1923. Only 105, or five percent, of all the multi-family residential structures in the MN were built after 1958. Only three percent contained more than fifteen units. Although the MN has seven percent of the City's population, it contains twelve percent of the multi-family residential buildings, seventeen percent of the multi-family buildings built before 1923, only five percent of those built after 1958, and only five percent of all the buildings containing more than fifteen units.

In 1971 the MN contained seven percent of all hotel rooms in San Francisco and seven percent of all the housing units in the City.

TABLE 4

Comparison of San Francisco and the Mission Model Neighborhood

	MN	% of MN Total	SF	MN as % of SF
Total number of multi-family residential buildings	2104		17,178	12%
Number of bldgs. built before 1923	1876	89%	11,240	17%
Number of bldgs. built since 1958	105	5%	1,929	5%
Number of bldgs. containing more than 15 dwelling units	70	3%	1,293	5%
Total number of housing units*	21,816		310,050	7%
Total number of units under DAHI*	12,301		133,777	9%
Total number of hotel rooms*	2,907		51,530	6%

*1971 figures

III. THE ENFORCEMENT PROCESS

Each year the next 1000 worst-ranked buildings enter the DAHI process, which may take several years between initial inspection and code compliance.

After inspection, the property owner is sent a list of violations to be corrected. When he receives that list, he is given six months to apply for a permit, either to repair the building or to demolish it.

An owner who can or will not comply with the inspection order may appeal his case before the Abatement Appeals Board, whose five members may vote to alter or disregard the compliance order if such work would be a hardship. If an owner applies for a building permit and is refused, he has recourse to the Board of Permit Appeals.

Refusal to comply with housing codes is a misdemeanor and the owner can theoretically be charged $500 and six months in jail for each day he refuses. In practice, however, no landlord has ever been jailed for this violation in San Francisco, and few have been fined even the minimum of $500.

Until recently, BBI had only two alternatives in code enforcement, to force the owner to repair his building or to tear it down. BBI staff and others in San Francisco felt a third remedy should be available, and in 1970 supported passage of the Repair and Demolition Fund.

The fund, which is administered by the Superintendant of BBI, provides up to $1500 to repair or demolish housing units if the property owner refuses or is unable to finance repairs. The Board of Supervisors appropriated $200,000, which was to be transferred to BBI in increments of

$50,000. The approval of the fund was greeted with great fanfare by many supporters. However, narrow regulations and high finance charges have precluded its use, and only $14,000 of the first $50,000 has been spent. The BBI Superintendant has prepared an amendment to the Building Code which, if passed, could ease the regulations and allow him to repair more homes.

REFERENCES

1. The Workable Program requirement has been narrowed in the last few years and now is a requirement only for urban renewal and FACE.

2. Both the description of the three categories and the justification for assuming that older, larger buildings tend to have more code violations was taken from A Systematic Program of Housing Code Enforcement, San Francisco Department of Public Works, 1970.

DEFINITION OF TERMS

1. Abate: To stop a health or safety hazard, to comply with code provisions.
2. Building Code: Covers the safety and health requirements in the construction of new buildings or of additions to old ones.
3. Compliance: To conform to the Housing or Building Code (see abatement).
4. Demolition: Tearing down an entire structure or home.
5. Egress: An exit, either a door, or movable window large enough for an adult to step through in a hurry in an emergency.
6. Housing Code: Covers the health and safety of existing residential buildings and operates to ensure continued maintenance of older structures.
7. Housing Unit: A self-contained house, flat, or apartment, with a private bath and kitchen.
8. Multi-family building: As defined by DAHI, a structure containing three or more apartments, flats or housing units.

Technical Assistance Report

Environmental Indicators in the Mission Model Neighborhood

March 31, 1972

Judith L. Waldhorn

ENVIRONMENTAL INDICATORS IN THE MISSION MODEL NEIGHBORHOOD

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B. Abandoned cars 4

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INTRODUCTION

The following document outlines the most significant results of a walking survey taken in January, 1972, by a group of students associated with the Stanford Community Development Study (CDS).

The survey form was developed jointly by CDS staff and members of the Mission Coalition Organization (MCO). The survey had two main objectives: First, to provide an exterior evaluation of the housing in the Mission. Second, to plot certain public and private environmental deficiencies, such as street litter and abandoned cars.

The housing condition rating information has been added to the CDS data bank for cross-tabulation with other information. Those public and private environmental deficiencies which seemed significant are mapped and listed in the following series of survey sections.

ENVIRONMENTAL DEFICIENCY SURVEY

A. Damaged or Missing Street Signs

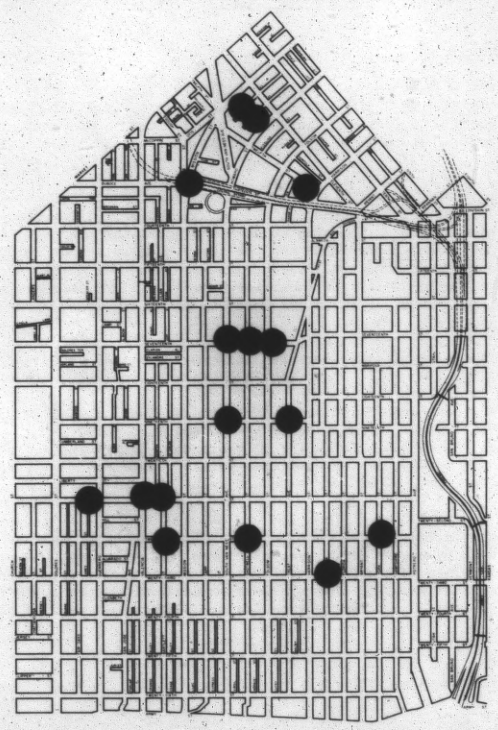
The following map and list indicate where damaged signs were found during the Stanford Community Development Study survey, January, 1972. The accuracy of the survey was rechecked March 18, 1972.

Mr. William Marconi, Senior Traffic Engineer, Division of Traffic Engineering, is responsible for maintaining, repairing and replacement of street signs. The list can be presented to him at 460 McAllister Street, telephone 558-3371.

DAMAGED OR MISSING STREET SIGNS

Location	Problem
1. 12th and Bernice	Missing
2. 17th and Folsum	Bent
3. 17th and Shotwell	Bent
4. 17th and South Van Ness	Twisted
5. 19th and South Van Ness	Bent
6. 19th and Treat	Missing
7. 20th and Valencia	Bent
8. 21st and Ames	Missing
9. 21st and Bartlett	Missing
10. 22nd and Bartlett	Bent
11. 22nd and Shotwell	Bent
12. 22nd and York	Missing
13. 23rd and Alabama	Bent
14. Duboce and Mission	Missing
15. Lafayette and Minna	Twisted
16. Lafayette and Natoma	Broken

DAMAGED OR MISSING STREET SIGNS



MISSION MODEL NEIGHBORHOOD

● = Damaged or missing street sign

Source: Stanford Community Development Survey, January, 1972.

ENVIRONMENTAL DEFICIENCIES

B. Abandoned Cars

The Stanford Community Development Study survey found 33 abandoned cars in the Model Neighborhood during January, 1972. The criterion for abandonment was one or more of the following indications: without license plates, festooned with parking tickets, burnt, wrecked or stripped of tires or other parts.

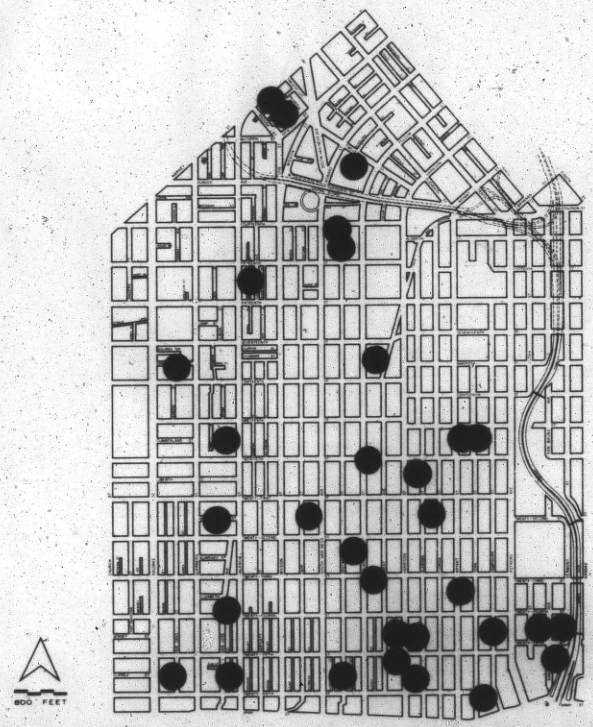
A recheck of these locations in March, 1972, showed that some were gone, either towed away by the police, stolen or removed by the owner. Therefore, no list of specific locations accompanies this map. However, abandoned cars are a problem in the neighborhood, and the Maintenance Committee should submit this map to the police department to alert them to areas where cars have been sighted. Most of those were found in alleys, narrow side streets and dead-end streets, where patrol cars and meter maids are less likely to venture.

The person in charge of removing abandoned cars is Sergeant Matteo Genna, Room 150, Hall of Justice, 553-1339.

When the police are first notified about an abandoned car, they put a ticket on it requiring that the car be moved within 72 hours. Only after that 3-day period will they consider it "officially abandoned" and tow it away. However, the capacity of the city garage which stores abandoned cars is small, and it may take at least three months for an "officially abandoned" car to be towed away.

Because they have so little storage space and so many abandoned cars, the police are naturally inclined to tow away cars in places such as North Beach and Broadway where the tourists cavort. Therefore, the Community Maintenance Committee must be prepared to pester Sergeant Genna constantly to have action taken in the neighborhood.

ABANDONED CARS



MISSION MODEL NEIGHBORHOOD

● = place where abandoned car was seen during January, 1972

Source: Stanford Community Development Study Survey, Jan., 1972.

ENVIRONMENTAL DEFICIENCY SURVEY

C. Littered Streets

The following map indicates where littered streets were observed during January, 1972. A recheck of some of these blocks showed that the pattern on the map was not always constant. Despite an effort to use a common definition of "littered streets", some of the student surveyors were harsher in their judgments than others. Also, changes in weather, wind and day of the week are often reflected by variations in the amount and location of street litter.

Because of these complications, the Community Development Study staff decided to investigate further. The following information was learned in an interview with Mr. Bernard Crotty, San Francisco Superintendent of Street Cleaning.*

1. The Street Cleaning Division has five categories of cleaning operations:

   a. Block men: these are the men who go out individually on foot with a cart and broom. There are 116 routes throughout the city, located in the business districts, the downtown area, and high density residential districts. Block men theoretically cover their routes once per day. However, they are told to use their discretion - they can spend more time on the dirtier segments of their routes, and cover the cleaner areas only once every few days.

   b. Gangs: there are 7 gangs, each gang consisting of 6 sweepers, 2 trash pick-up men, and 1 truck driver. They cover the lower density residential areas, not in the Mission.

   c. Mechanical sweepers: these machines are driven in the lower density residential areas, not in the Mission.

   d. Flushing trucks: there are 10 of these water tank trucks. They hose down the streets in order to wet the trash (and thereby prevent it from flying around) and to collect it in the gutters. This facilitates the work of the other street cleaners.

   e. Litter control paper trucks: these 14 trucks pick up discarded appliances, furniture, dead animals, and broken glass.

2. The following sweeping schedule applies to the Mission Model Neighborhood:

   According to Mr. Crotty, the Mission and Chinatown are the dirtiest parts of the City and have more block men assigned than any other neighborhoods.

   Every major street in the Mission has its own assigned block man, who is supposed to sweep each street every day.

---

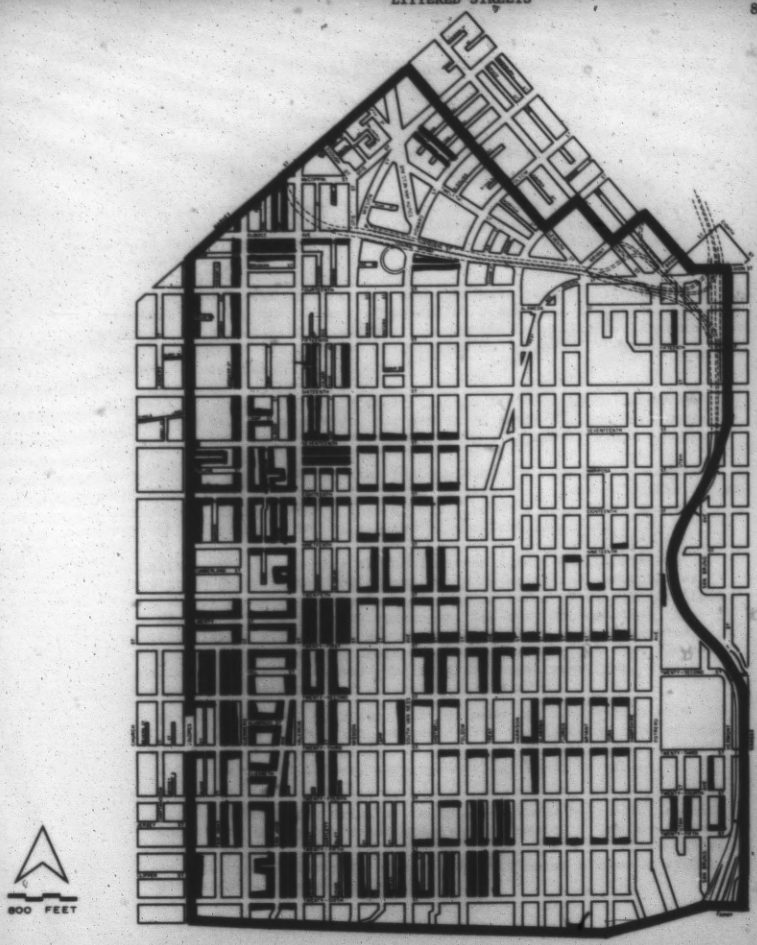
* Mr. Crotty was interviewed by Cedric C. Chao.

These block men are responsible only for cleaning the streets and gutters. Legally, each property owner is responsible for cleaning the sidewalk in front of his home or store. Many owners don't sweep, and some conscientious block men clean both the streets and the sidewalks. However, such thoroughness is not required by the Street Cleaning Division.

3. Specific Problems in the Mission District:

   a. Dirty sidewalks: Contact the property owner or the store-keeper.
   b. Constantly littered streets: These conditions are probably the result of bad judgment or poor work habits of an individual block man. Therefore, if a Mission resident is continually receiving poor service or if he knows of an extraordinarily offensive street litter problem, he should call the Street Cleaning Division, 558-4057, 2323 Army Street.

4. Budget problems in the Street Cleaning Division: The number of street-cleaning employees has not grown since 1950, even though such litter-producers as tourists, disposable packaging and take-out foods have increased enormously during the last 20 years. Mr. Crotty used to have a special allotment of $150,000 to pay for weekend clean-up and for special events. That money was recently removed from his budget, and he must "make do" after parades, sports events and rallies.



Source: Stanford Community Development Study Survey, Jan., 1972.

MISSION MODEL NEIGHBORHOOD BOUNDARIES

= littered streets

ENVIRONMENTAL DEFICIENCY SURVEY

D. Overflowing Public Trash Cans

The attached map and list indicate the locations of overflowing public trash cans during January, 1972.

The Division of Street Cleaning is responsible for keeping these receptacles clean and repaired. Difficulties should be reported to Mr. Bernard Crotty, Superintendent of Street Cleaning, 2323 Army Street, 558-4057.

As the map shows, the Mission does not have many public trash receptacles. Because the absence of plentiful trash cans relates to the high incidence of street litter (see section C), the Community Development Study investigated the costs of these receptacles and city policies toward location and maintenance.

1. Costs and kinds: The round steel baskets fastened to telephone poles cost $23 each. The designs and prices of free-standing receptacles vary, from $8 for a reconditioned oil drum to $80for fancier models.

2. Locations: Mr. Crotty has the responsibility to decide the location, frequency and type of public trash receptacles. Because of his budget problems, it is unlikely that he would be able to provide any additional receptacles in the Mission in the immediate future.

3. Possible use of community or Model Cities funds: If the Mission Coalition Organization would consider purchasing such receptacles, Mr. Crotty seems receptive to a discussion about types and locations. If MCO and Mr. Crotty reach agreement, the city would accept the receptacles as gifts. The advantage to reaching such an agreement with the city is that Mr. Crotty's division would then take the responsibility of emptying and repairing the trash cans. Mr. Crotty has two reservations about accepting such a gift:

   a. He has a manpower shortage. If too many new receptacles were installed in the Mission, he would have to reshuffle some of his men to empty them. (Of course if public receptacles would eliminate some street litter, such reshuffling would be easier.)

   b. The public receptacle and telephone pole baskets are often vandalized. Although the original receptacles would be gifts, the city would have to pay for repairs and replacements. (Perhaps trash cans provided through MCO and Model Cities would not be vandalized as much, particularly if some appropriate name, slogan or symbol were painted on each one.)

OVERFLOWING PUBLIC TRASH CANS

Mission Street at 15th, 16th, 17th, 18th, 19th, and 20th.

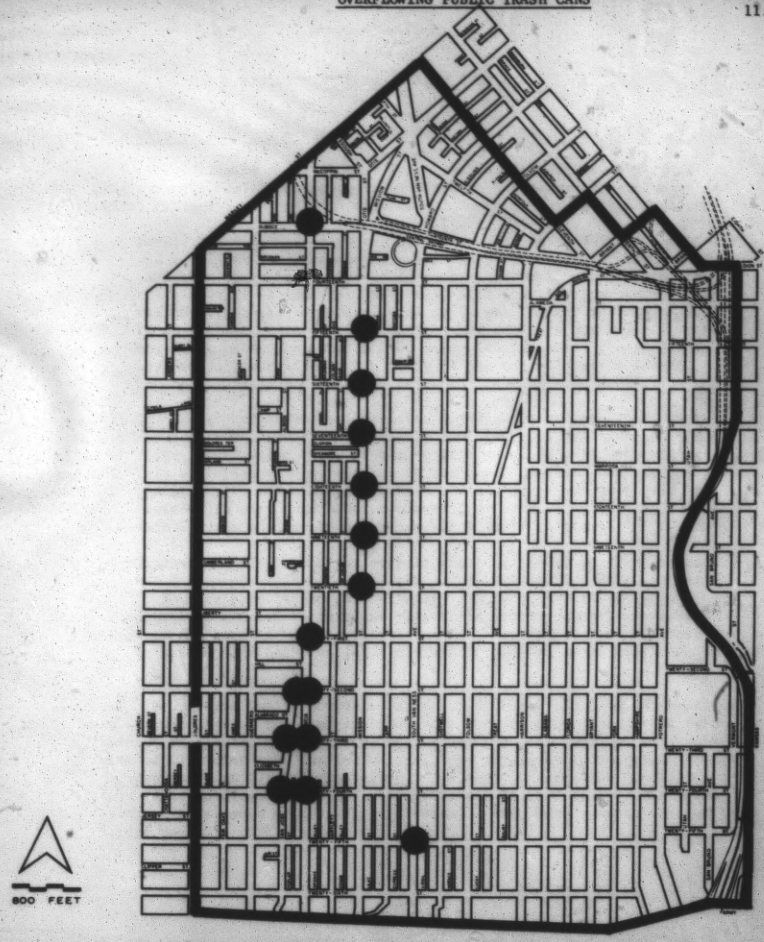
San Jose at 22nd, 23rd, and 24th

South Van Ness at 25th

Valencia at Duboce, 21st, 22nd, 23rd and 24th.

MISSION MODEL NEIGHBORHOOD BOUNDARIES

OVERFLOWING PUBLIC TRASH CANS



Source: Stanford Community Development Study Survey, Jan., 1972.

MISSION MODEL NEIGHBORHOOD BOUNDARIES

● = overflowing public trash can

ENVIRONMENTAL DEFICIENCY SURVEY

E. Cars Parked on the Sidewalk

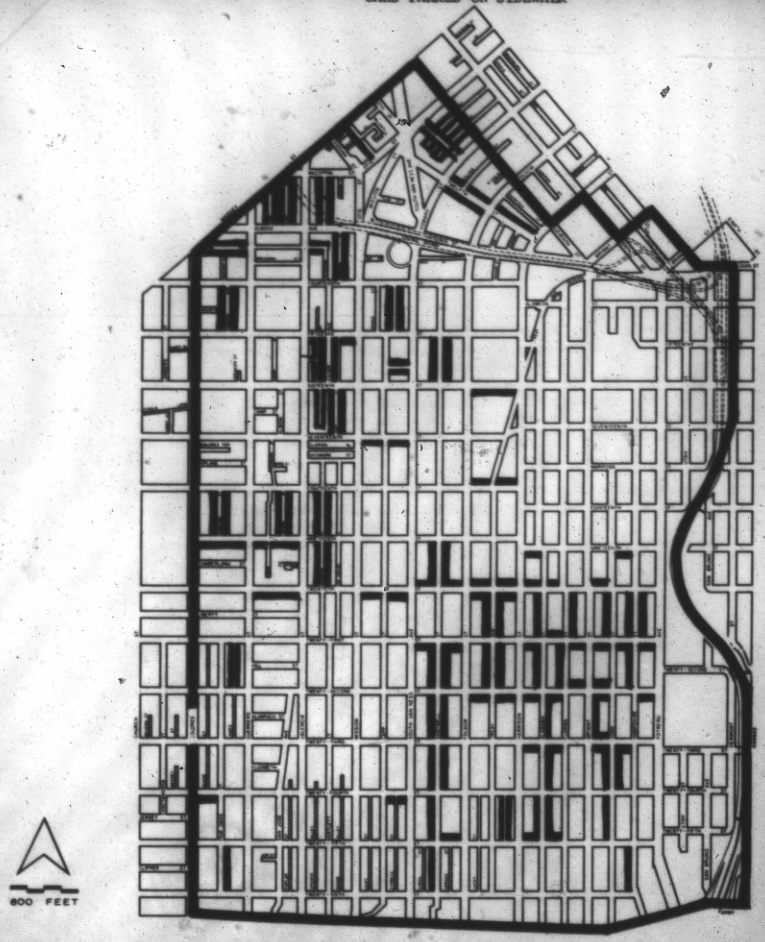
The following map indicates where cars were observed parking on the sidewalk during January, 1972. These cars were on the sidewalks for three different reasons, and each reason has a different remedy.

1. People doing mechanical work: There are few vacant lots in the Mission, and the older homes seldom have driveways. Therefore, people must park cars on the sidewalks to do mechanical work. While this use of the sidewalks is somewhat unsightly, it is usually temporary, since the object of the mechanical work is to get the car moving again. If an individual tenant, merchant or homeowner is disturbed by someone doing mechanical work on the sidewalk, he should report to the nearest police station. The owner of the car will get a ticket, but he may still not move the car until repairs are completed.

2. Commercial and industrial parking: A few gas stations, contractors and industrial concerns apparently feel the sidewalk is an appropriate location for their trucks, trailers, equipment, and materials. This violation was not evident in residential sections of the Mission, and it may be too minor for consideration. However, if a Mission resident is disturbed about commercial or industrial vehicles on the sidewalk, he should phone the nearest police station.

3. Sidewalk parking on narrow streets: Most of the cars parked on sidewalks were observed on alleys and narrow residential side streets. These cars appeared to park with two wheels on the sidewalk as a matter of course, because few off-street parking spaces are available and because many of the streets in the Mission are too narrow to accommodate both two lanes of traffic and two lanes of parking.

The Mission Coalition Organization (MCO) might use this information as an indicator of the need for increased 24-hour free parking for neighborhood residents. This parking need should be presented to the Department of City Planning, for inclusion in the implementation section of the Improvement Plan for Transportation. The solution could be two-fold: (a). Provide diagonal, rather than parallel, parking along broad north-south streets, such as Harrison and Folsom. (b). Make some of the smaller alleys one-way, with diagonal parking.



Source: Stanford Community Development Study Survey, January, 1972

MISSION MODEL NEIGHBORHOOD BOUNDARIES

▬ = blocks where cars were parked on the sidewalk

INVIRONMENTAL DEFICIENCY SURVEY

F. Private Nuisances

One of the items on the Community Development Survey was public nuisances - garbage, weeds, vacant lots full of trash.

Too few of these were found to be mapped. Many Mission District yards are in the rear, beyond the gaze of a walking survey. The Mission hasn't enough vacant lots to serve as way-stations for abandoned cars, trash and old refrigerators.

In its investigations of the responsibility for trash collection, however, the Community Development Study found a recent item which may be useful to Mission residents in maintaining yards.

February 3, 1972, the San Francisco Board of Supervisors passed Ordinance 20-72, attached, which makes all landlords responsible for constant maintenance of refuse collection service for all rented housing units.

All Mission tenants should be informed of this new landlord responsibility. Violation of this law is a misdemeanor and may result in a $500 fine and/or six months in jail.

ORIGINAL

THIRD DRAFT

FILE NO. 441-71

ORDINANCE NO. 80-72

PROVIDING FOR OWNER RESPONSIBILITY FOR MAINTENANCE OF REFUSE COLLECTION SERVICE TO DWELLINGS WITHIN THE CITY AND COUNTY OF SAN FRANCISCO; PROVIDING FOR THE CREATION OF A CONTINUING APPROPRIATION ACCOUNT TO COVER PAYMENTS FOR REFUSE COLLECTION SERVICE ON DELINQUENT ACCOUNTS; AND ESTABLISHING PROCEDURE FOR EXPENDING FUNDS FROM SUCH CONTINUING APPROPRIATION ACCOUNT AND FOR CREATING LIENS AND SPECIAL ASSESSMENTS ON PROPERTIES FOR EXPENSES SO INCURRED; REPEALING ORDINANCE NO. 205-68.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Definitions. Unless the context otherwise specifies or requires, the terms defined in this Section 1 shall, for all purposes of this ordinance, have the meanings herein specified, the following definitions to be equally applicable to both the singular and plural forms of any of the terms herein defined:

(a) The term "City" means the City and County of San Francisco;

(b) The term "Collector" means a refuse collector duly licensed pursuant to the provisions of the Initiative Ordinance;

(c) The term "Director" means the Director of Public Health of the City, or his authorized agents;

(d) The term "Dwelling" means a residence, flat, apartment, or other facility, used for housing one or more persons in the City and County of San Francisco;

(e) The term "Initiative Ordinance" means the Initiative Refuse Collection and Disposal Ordinance adopted November 8, 1932, as amended; and

(f) The term "Owner" when used with reference to a Dwelling shall mean, and shall conclusively be deemed to be, the legal owner of the Dwelling.

Section 2. Owner Responsible for Refuse Collection Service. The Owner of any Dwelling shall subscribe to and pay for refuse collection service rendered to such Dwelling by a Collector and shall provide at a location accessible to the Collector an adequate container or containers for deposit of refuse of such capacity as the Director

of Public Works may prescribe. The necessity for and type of refuse collection service required and the rates charged therefor shall be governed by the Initiative Ordinance.

Nothing in this section is intended to prevent an arrangement, or the continuance of an existing arrangement, under which payments for refuse collection service are made by a tenant or tenants, or any agent, in behalf of the Owner. However, any such arrangement will not affect the Owner's obligation to the City.

Section 3. Failure to Initiate Service or to Provide Sufficient Refuse Containers. When an Owner fails to initiate adequate refuse collection service within fifteen (15) days of occupancy of a Dwelling, the Director will give the Owner written notification that such service is required. If service is not initiated within fifteen (15) days from the date of mailing of the notice, then the Director may require the Collector to initiate and continue refuse service for said Dwelling.

When in the judgment of the Director additional refuse containers are required, they shall be provided by the Owner upon written notification from the Director. If the required additional containers are not provided within thirty (30) days from the date of the mailing of the notice, then the Director may require the Collector to provide the required containers at a cost set by the rate board created by the Initiative Ordinance. This cost may be added to the collection fees and collected in the same manner.

Section 4. Violation a Misdemeanor. Any Owner who shall violate any of the provisions of Section 2 and/or 3 of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed Five Hundred Dollars ($500.00) or by imprisonment in the County Jail for not more than six (6) months, or by both such fine and imprisonment.

Section 5. Collector Entitled to Payment for Services Rendered. Pursuant to the provisions of the Initiative Ordinance, the Collector shall be entitled to payment from the Owner for services rendered. Should there be failure to make payment for any service rendered by the Collector, the means for effecting payment shall be in accordance with the procedure set forth hereunder in Section 6

to Section 12, inclusive.

Section 6. Complaint of Nonpayment. Upon the expiration of not less than thirty (30) days following the period during which the Collector has rendered service and has presented the Owner with a bill for such service, and if the bill has not been paid in full, the Collector shall send to the Owner a second written request for payment. 726 3/1/72

This second written request shall include a warning notice that if the fees due are not paid within thirty (30) days, they will be paid by the City. The warning shall include information with respect to penalties and interest that may become due and information with respect to the possibility of the City's recording a lien against the property to which the service was rendered. 726 3/1/72

The form and content of said warning notice shall be approved by the Director.

Upon the expiration of not less than thirty (30) days following the mailing of the second request for payment and the bill remains unpaid, said Collector may file with the Director a verified written complaint which shall contain the specific allegations setting forth the name or names of said Owner, the address of the Dwelling served, the period of service, the amount due, the steps taken to secure payment and such other information as the Director may reasonably require.

Pending satisfactory payment by said Owner, or by the City pursuant to Section 7 hereunder, the Collector shall continue to provide uninterrupted normal refuse collection service to the Dwelling covered by the complaint; provided, however, that said Collector shall not be required to continue to provide such uninterrupted normal refuse collection service if the City fails or is unable to pay the fees due under this ordinance within a reasonable time after the City has received the complaint and the rates or service to the Dwelling are not under adjudication as provided by the Initiative Ordinance.

Section 7. Payment by Department of Public Health Lien. Upon the receipt of the complaint filed in accordance with Section 6, the Director shall pay the amount due the Collector from a continuing appropriation account so provided herein under Section 13, and the

Owner shall be liable to the City for fees paid. The payment by the City will, upon the recording thereof in the manner herein provided, create a lien on the real property to which the service was rendered. The lien will be officially recorded in the County Recorder's files, the lien to carry additional charges for administrative expenses of Twenty-five Dollars ($25.00) or ten per cent (10%) of the amount owed, whichever is higher, and a rate of one per cent (1%) per full month compounded monthly from the date of the recordation of the lien on all fees and charges due. The Owner shall be notified by the Director that the fees and charges are due to the City. In addition, the Owner shall be notified that if the fees and charges remain unpaid, subsequent proceedings may be taken to make said fees and charges a special assessment on the real property to which said garbage service was rendered.

Section 8. Collection of Delinquent Fees as a Special Assessment. The Director may initiate proceedings to make delinquent garbage collection service fees a special assessment against the parcels of property situated within the City to which said service was rendered and fees paid by the City.

Section 9. Report of Delinquencies Transmitted to Board of Supervisors. A report of delinquent charges shall be transmitted to the Board of Supervisors by the Director. Upon receipt by the Board of Supervisors of the report, it shall fix a time, date and place for hearing the report and any protests or objections thereto.

Section 10. Notice of Hearing. The Board of Supervisors shall cause notice of the hearing to be mailed to the Owner of the real property to which the service was rendered not less than ten (10) days prior to the date of hearing.

Section 11. Hearing. At the time fixed for consideration of the report, the Board of Supervisors shall hear it with any objections of the Owners liable to be assessed for delinquent accounts. The Board of Supervisors may make such revisions, corrections or modifications of the report as it may deem just; and in the event that the Board of Supervisors is satisfied with the correctness of the report (as submitted or as revised, corrected or modified), it shall be confirmed or rejected by resolution. The decision of the Board of

Supervisors on the report and on all protests or objections thereto shall be final and conclusive.

Section 12. Collection of Assessment. Upon confirmation of the report by the Board of Supervisors, the delinquent charges contained therein shall constitute a special assessment against the property to which the services were rendered. Thereafter, said assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and same procedure of sale as provided for delinquent, ordinary municipal taxes.

The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and penalties due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to said special assessments.

Section 13. Continuing Appropriation Account. There is hereby created in the general fund a continuing appropriation account entitled "Payment of Property Owners' Delinquencies for Refuse Collection Service." This account shall be credited with such sums as may be appropriated by the Board of Supervisors, delinquencies collected by the Department of Public Health, assessments collected by the Tax Collector, and sums received in consideration of release of liens. Expenditures from said sums shall be made to Collectors for Owner delinquent accounts. In the event that the unexpended balance in said account shall exceed One Hundred Sixty Thousand Dollars ($160,000.00), such excess shall be transferred to the unappropriated balance of the general fund.

Section 14. Manner of Giving Notices. Any notice required to be given hereunder by the City, the Director or any Collector to an Owner shall be sufficiently given or served upon the Owner for all purposes hereunder if personally served upon the Owner or if deposited, postage prepaid, in a post office letter box addressed to the "Owner" at the official address of the Owner maintained by the

Tax Collector of the City for the mailing of tax bills or, if no such address is available, to the Owner at the address of the Dwelling.

Section 15. Effective Date. This Ordinance shall become effective thirty (30) days after passage as provided in Section 2.304 of the Charter, except that its provisions shall become operative on and after July 1, 1972.

Section 16. Severability. If any part or provision of this Ordinance, or application thereof, to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end the provisions of this Ordinance are severable.

Section 17. Ordinance No. 205-68 is hereby repealed.

Passed for Second Reading—Board of Supervisors, San Francisco, JAN 24 1972

Ayes: Supervisors Barbagelata, Boas, Feinstein, Francisco, Gonzales, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors

Clerk

Read Second Time and Finally Passed—Board of Supervisors, San Francisco, JAN 31 1972

Ayes: Supervisors Barbagelata, Boas, Feinstein, Francisco, Gonzales, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

Clerk

4-11-71
File No.

FEB - 3 1972
Approved

Joseph L. Alioto
Mayor

17.

ENVIRONMENTAL DEFICIENCY SURVEY

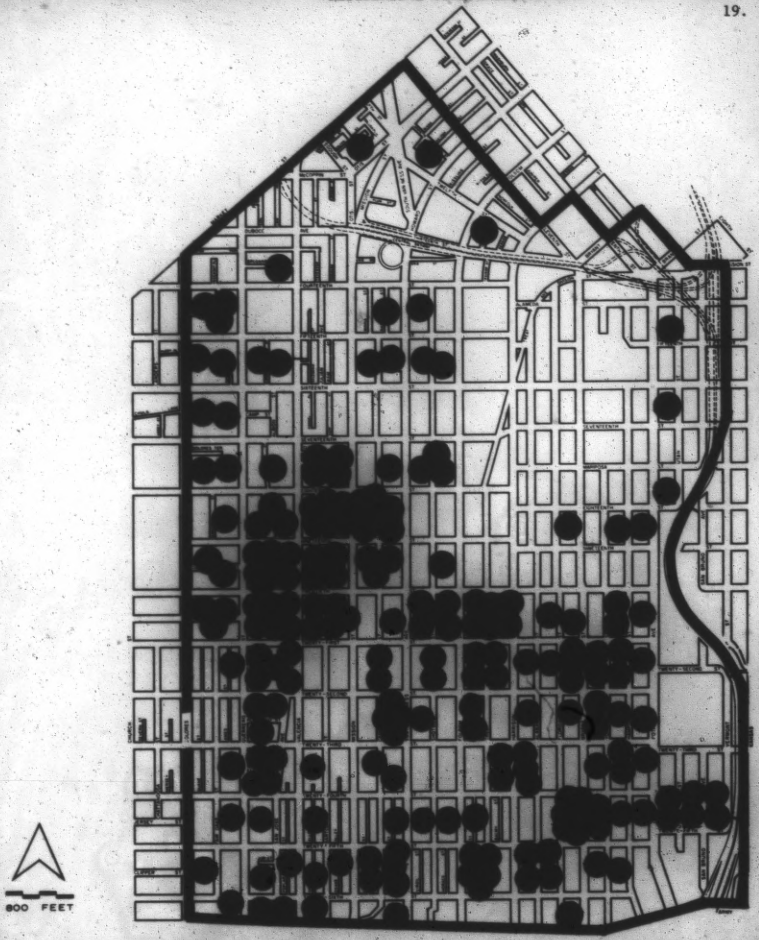
G. Residential Buildings for Sale

The attached map and list indicate where "For Sale" signs were seen on buildings in the Mission during January, 1972.

Community Development Study staff decided to do a further investigation of real estate transactions in the Mission, by using the Multiple Listing Service of the San Francisco Real Estate Board. The complete version of that study will be completed early in May, 1972. Some of the preliminary results are indicated below:

RESIDENTIAL BUILDINGS FOR SALE IN THE MISSION

Size	Buildings	Units	Average $/Unit
1-family	38	38	$30,420
multi-family	253	962	14,090
	291 buildings	1000 units	



Source: Stanford Community Development Study Survey, Jan., 1972.

MISSION MODEL NEIGHBORHOOD BOUNDARIES

● = Residential building where "for sale" sign was seen

Technical Assistance Report

Ownership Patterns and Exterior Condition in the Mission Model Neighborhood

August, 1972

Judith L. Waldhorn

OWNERSHIP PATTERNS AND EXTERIOR CONDITION IN THE MISSION MODEL NEIGHBORHOOD

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INTRODUCTION

The Stanford Community Development Study (CDS) was funded by the National Science Foundation to study community development in the Mission Model Neighborhood (MN) of San Francisco and to provide technical assistance to the Mission Coalition Organization (MCO).

The MCO Planning Committee asked the Study to provide the background information needed for a neighborhood housing plan. This report is one in a series designed to help the MCO understand issues in community development and make decisions about its future.

Two of the major factors in assessing a neighborhood housing market are ownership and structural condition. The CDS has tried to analyze and correlate each factor, using information from the San Francisco Assessor and from a field survey made by Stanford students.

Ownership Patterns and Exterior Condition in one Mission Model Neighborhood

SUMMARY

1. Almost three-quarters of the housing in the Mission Model Neighborhood (MN) is owned by absentees, who live outside the MN but within the city of San Francisco (SF).

2. About eighty-five percent of MN property owners only own one piece of land within the area. More than ninety percent of the MN property owners are private individuals. Corporations own about four percent of the MN, and institutions, such as churches, own about two percent.

3. Although about forty-five percent of MN residents are Latino, persons with Spanish surnames own only eighteen percent of the property in the area.

4. The homeownership rate in the MN has increased slightly, from fourteen percent in 1970 to fifteen percent in 1972. However, almost one-third of the people in the entire city are homeowners, more than double the rate in the MN.

5. Although almost half the MN residents have Spanish surnames, few own their own homes. Less than one-third of MN homeowners are Spanish-surnamed. Although eighteen percent of MN property owners have Spanish surnames, two-thirds of those are absentees, rather than home-owners. The number of Spanish-surnamed homeowners in the MN has increased slightly, from 900 in 1970 to 970 in 1972.

6. Judging from the outside only, about one-fifth of the MN housing is sound, while another two-thirds need minor repairs. The remaining fourteen percent appeared to be substandard, either completely dilapidated or needing major repairs.

7. Resident owners appear more likely to maintain their buildings than absentees.

8. Spanish-surnamed property owners appear to perform better exterior maintenance. Of the eighteen percent of MN buildings owned by Spanish-surnamed persons, virtually all were either sound or in need of only minor repair.

I. OWNERSHIP IN THE MISSION MODEL NEIGHBORHOOD

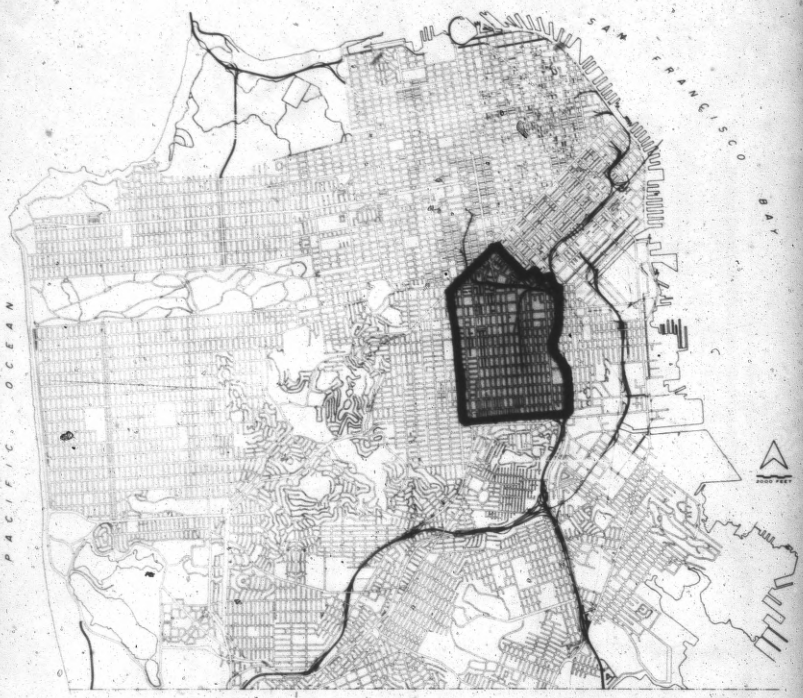
The Mission Model Neighborhood (MN), shown on maps 1 and 2, has a population of about 51,000 people, who live in about 21,000 housing units. Analysis of the records of the San Francisco Assessor, Table 1, shows that the great majority of MN property owners are absentees who live elsewhere in San Francisco. Only about fifteen percent actually live in the building or home they own, while about twelve percent of the MN owners live outside San Francisco.

Census tracts 177 and 201, in the northern section of the MN, have the highest proportions of owners who live outside the city. Those tracts also have relatively few resident owners.

The type of owner and the frequency of multiple ownership in the MN were also analyzed from Assessor's information. Each primary owner was designated as a private individual, as a public agency such as the Housing Authority, as a corporation or other business concern, as a real estate firm, or as an institution such as a church. The number of properties under each name was also noted. The results of these tabulations are shown in Table 2 below. Most people own only one property in the MN, and virtually all are private individuals.

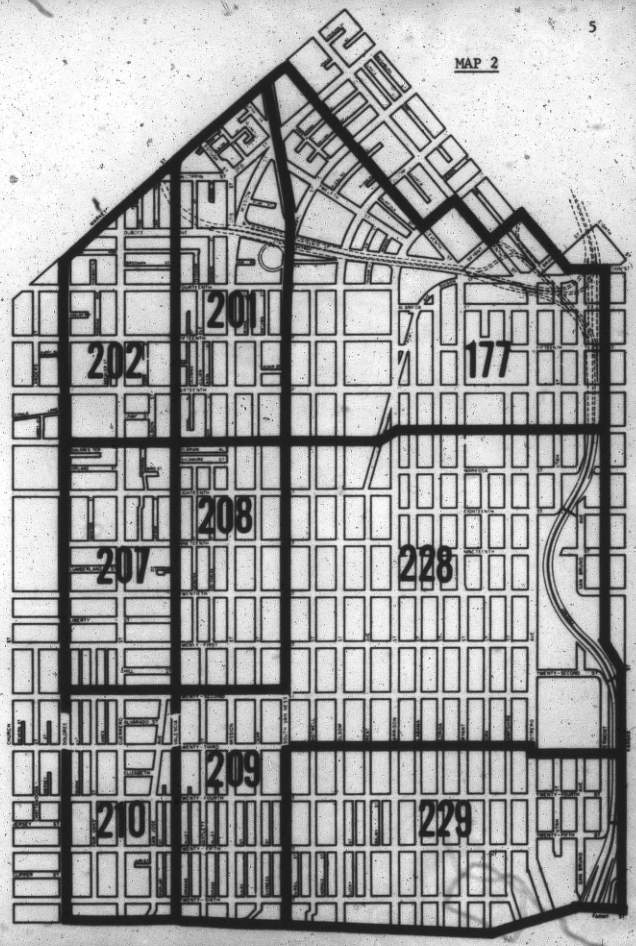
Because almost half of MN residents are Latino, the name of each owner was also analysed to see how many were Spanish. The results, shown in Table 3 below, show a great disproportion in the representativeness of Spanish-surnamed people among MN property owners. Although the 1970 Census found that 44.5 percent of MN people were Latino, only eighteen

MAP 1



= Mission Model Neighborhood Boundaries

MAP 2



MISSION MODEL NEIGHBORHOOD CENSUS TRACTS

TABLE 1

RESIDENCE OF OWNER
MISSION MODEL NEIGHBORHOOD

Census Tract	Percent Owner-Occupants	Percent Absentees in San Fran.	Percent Absentees Outside S.F.	
177	10%	71%	19%	
201	3%	79%	18%	
202	6%	82%	12%	
207	13%	75%	12%	
208	9%	80%	11%	
209	9%	78%	13%	
210	15%	78%	7%	
227	29%	64%	7%	
228	30%	59%	11%	
TOTAL MN	15%	73%	12%	(100%)
UNITS	3,277	15,922	2,617	(21,816)

Source: Records of the San Francisco Assessor, 1972

TABLE 2

CHARACTER OF OWNERSHIP
MISSION MODEL NEIGHBORHOOD

Number of Properties Owned	Individual	Public	Corporation	Realtor	Institution	Total
1	3984	1	114	15	55	4169 (85%)
2	473	0	28	4	8	513 (11%)
3	80	1	9	3	14	107 (2%)
4	32	0	9	2	2	45 (1%)
5	11	0	4	2	1	18 (.5%)
6	3	0	3	1	0	7 -
7	3	0	2	0	0	5 -
8	0	1	0	0	1	2 -
9	0	0	2	0	0	2 -
10 or more	4	2	4	3	2	15 (.5%)
TOTALS	4590	5	175	30	83	4883 (100%)
	(94%)	-	(4%)	-	(2%)	(100%)

Source: Records of the San Francisco Assessor

percent of those who own property in the MN have Spanish surnames. Census tracts 208, 209, 228 and 229, which are in the southwest portion of the MN, have the greatest proportion of Latino owners, from 20 to 30 percent.

Map 3 below illustrates even more graphically the discrepancy between Latino population and Spanish-surnamed property owners. The same tracts cited above, 208, 209, 228 and 229, also have the highest proportion of Latino residents, from 41 to 56 percent. Yet tract 229 shows an enormous variation. With a resident population 55 percent Latino, only 25 percent of the property owners are Spanish-surnamed.

Homeownership is often a measure of stability, because homeowners are viewed as long-term community residents with a civic committment to building maintenance. Both San Francisco and the MN fare poorly compared with homeownership rates across the nation.

While in the total United States, two-thirds of all people own their own homes, in San Francisco, less than a third do so, while the remaining 69 percent are renters. In the MN, as shown in Table 4 below, only 14 percent of the residents were owner-occupants, according to the 1970 Census. More recent analysis of Assessor's information indicates that the rate has been climbing during the past two years, because in 1972, fifteen percent were homeowners.

As in overall ownership, Latinos are not proportionately represented as MN homeowners. The actual number of Spanish-surnamed MN homeowners rose from 900 in 1970 to 970 in 1972. However, that latter number represents less than one-third of all MN owner-occupants, while Latinos are almost half the total population.

TABLE 3

ETHNIC CHARACTER OF PROPERTY OWNERS
MISSION MODEL NEIGHBORHOOD

Census Tract	Percent Spanish Surname Owners	Percent Non-Spanish Owners
177	9%	91%
201	8%	92%
202	10%	90%
207	11%	89%
208	20%	80%
209	22%	78%
210	15%	85%
228	30%	70%
229	25%	75%

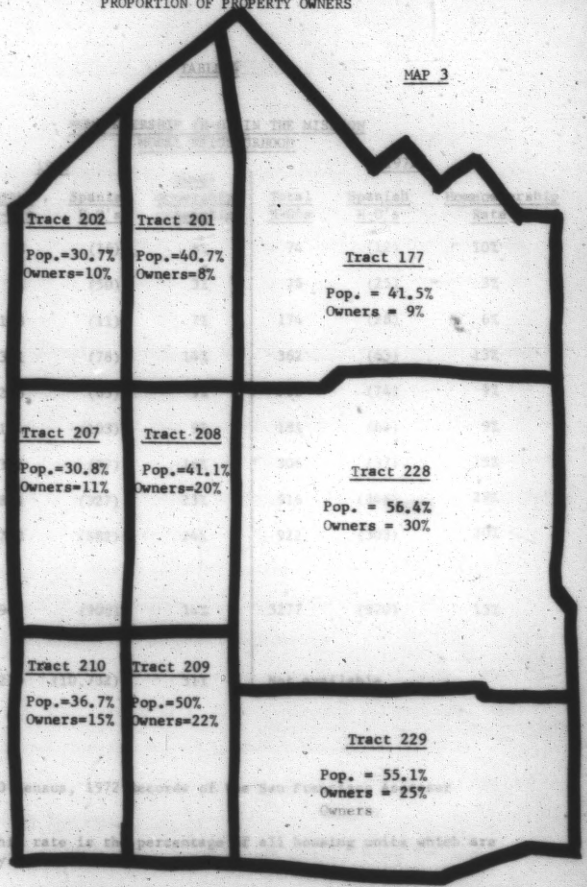
Total Model Neighborhood

Spanish-surnamed owners = 18%
Non-Spanish surnamed owners = 82%

Source: Records of the San Francisco Assessor, 1972

COMPARISON OF SPANISH-SURNAMED POPULATION WITH PROPORTION OF PROPERTY OWNERS

MAP 3



Pop. = percent of total population with Spanish-surnames (1970 census)

Owners = percent of property owners with Spanish-surnames (1972 Assessor's Office)

TABLE 4

HOMEOWNERSHIP (H-O) IN THE MISSION MODEL NEIGHBORHOOD

	1970			1972		
Census Tract	Total H-O's	Spanish H-O's	Home-ownership Rate*	Total H-O's	Spanish H-O's	Homeownership Rate*
177	55	(16)	8%	74	(12)	10%
201	74	(50)	3%	76	(25)	3%
202	193	(11)	7%	174	(28)	6%
207	361	(78)	14%	362	(63)	13%
208	208	(65)	9%	266	(74)	9%
209	154	(103)	9%	181	(62)	9%
210	341	(77)	16%	306	(57)	15%
228	811	(327)	23%	916	(346)	29%
229	750	(282)	24%	922	(303)	30%
MN TOTAL	2947	(900)	14%	3277	(970)	15%
S. F. TOTAL	96,219	(10,732)	31%	Not available		

Source: 1970 Census, 1972 Records of the San Francisco Assessor

* Homeownership rate is the percentage of all housing units which are occupied by resident-owners.

II. EXTERIOR CONDITION OF MODEL NEIGHBORHOOD HOUSING

In 1960, the Bureau of the Census sent out field-workers to evaluate the condition of housing in the United States. However, inconsistancies and biases in those evaluations caused the government to eliminate such judgments altogether from the 1970 Census, which queried only such objective factors as availability of hot water and number of persons in each dwelling.

The Mission Coalition Organization (MCO) asked the Stanford Community Development Study to do a field survey, which could be compared with the 1960 Census and which would help them assess changes in maintenance throughout the Mission. A joint survey design was developed, and exterior clues were used to place buildings in one of the four following categories:

1 = Sound, no visible defects

2 = Sound, but in need of minor repairs (1 + 2 = census "sound")

3 = In need of major repairs (3 = census "deteriorating")

4 = Beyond repair (4 = census "dilapidated")

The results of the field survey are shown in Table 5 below. Most MN housing fell into categories 1 (21 percent) or 2 (65 percent). Only 14 percent seemed from the outside to need major repairs or to be seriously dilapidated. This distribution confirmed both MCO perceptions and 1960 Census findings.

However, significant discrepancies are present among the nine census tracts in the MN. About a third of the housing in tracts 208, 209 and 228 are in sound condition. Those three tracts also have a relatively

TABLE 5

EXTERIOR CONDITION OF RESIDENTIAL UNITS
MISSION MODEL NEIGHBORHOOD

Census Tract	Percent in Each Condition Rating 1	2	3	4	Total
177	25%	68%	6%	1%	100%
201	8%	88%	4%	0	100
202	24%	63%	13%	0	100
207	10%	76%	13%	1%	100
208	34%	54%	12%	0	100
209	36%	56%	8%	0	100
210	14%	69%	17%	0	100
228	31%	59%	10%	0	100
229	20%	63%	17%	0	100

TOTAL MODEL NEIGHBORHOOD

Condition Rating	No. Units	Pct. of Total
1	4,571	21%
2	14,170	65%
3	3,044	14%
4	31	-
TOTAL	21,816	100%

Source: Field Survey of Exterior Condition, Stanford Community Development Study, 1972

high homeownership rate.

Tracts 202, 207 and 208 have relatively low rates of owner-occupancy and relatively more homes in need of repair than other tracts.

III. COMPARISON BETWEEN OWNERSHIP AND EXTERIOR CONDITION

Some simple cross-tabulations were done by the Study, to correlate the exterior condition of housing with both the residence and the ethnic origin of the owner.

As shown in Table 6 below, absentee owners both within San Francisco and outside the city are less likely to maintain the exteriors of their buildings. This finding confirms both MCO perceptions and commonly-accepted ideas about absentee owners. However, Table 6 also shows that resident owners, too, tend to be lax about exterior maintenance.

Latino owners seem to disprove the general trend, as shown in Table 7 below. Although two-thirds of the Latinos who own MN properties are absentees, their buildings appeared to be in better condition, with only a small proportion needing major repairs.

TABLE 6

COMPARISON OF RESIDENCE OF OWNER WITH EXTERIOR CONDITION OF RESIDENTIAL BUILDINGS, MISSION MODEL NEIGHBORHOOD

Condition Rating (Units)	Percent Owner Occupants	Percent Absentee in S. F.	Percent Absentee Outside S. F.	Totals
1	4%	16%	1%	21%
2	8%	50%	7%	65%
3	3%	7%	3%	14%
4	-	-	1%	-
TOTAL UNITS	3,277	15,922	2,617	21,816
PERCENT	15%	73%	12%	100%

Source: Records of the San Francisco Assessor, 1972, Field Survey of Exterior Condition, Stanford Community Development Study, 1972

TABLE 7

COMPARISON OF ETHNIC CHARACTER OF OWNER WITH EXTERIOR CONDITION OF RESIDENTIAL BUILDINGS, MISSION MODEL NEIGHBORHOOD

Condition Rating	Spanish Surname	Non-Spanish	Totals
1	5%	16%	21%
2	12%	50%	62%
3	1%	14%	15%
4	-	2%	2%
	18%	82%	100%

Source: Analysis of Records of the San Francisco Assessor, 1972
Field Survey of Exterior Condition, Stanford Community Development Study, 1972

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SUMMARY OF TRENDS IN HOUSING AND POPULATION IN THE MISSION MODEL NEIGHBORHOOD 1940 - 1970

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SUMMARY OF TRENDS IN HOUSING AND POPULATION IN THE MISSION MODEL NEIGHBORHOOD, 1940 - 1970

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TRENDS IN HOUSING AND POPULATION

IN THE MISSION MODEL NEIGHBORHOOD, 1940-1970

INTRODUCTION

The Stanford Community Development Study (CDS) was funded by the National Science Foundation to study community development in the Mission Model Neighborhood (MN) of San Francisco and to provide technical assistance to the Mission Coalition Organization (MCO). The MCO Planning Committee asked the Study to provide the background information needed for a neighborhood housing plan. This report is one in a series designed to help the MCO understand issues in community development and make decisions about its future.

The Census has been taken every decade since 1790. Early questions dealt only with the number of persons in each locality, but gradually the census increased in depth and complexity, becoming a useful device for measuring changes in racial patterns and family composition and for forecasting trends in employment, the costs of housing and the movement of people throughout the nation.

Census information for the MN may be somewhat suspect, because across the country minority groups say they were missed by the 1970 survey. However, despite inaccuracies the census provides the only way to discuss changes in the Mission through time and to compare the MN with the City and with the entire United States.

The following thirty tables have only been summarized briefly and will be the subject of a more extensive report later in the year. Their diversity indicates the richness of information available in the census, which even if flawed can help Mission residents better understand their community.

TRENDS IN HOUSING AND POPULATION

IN THE MISSION MODEL NEIGHBORHOOD, 1940-1970

SUMMARY

Population Trends, 1940-1970

1. The total population of the Mission Model Neighborhood (MN) has remained almost constant since 1940. However, the racial composition of the MN has altered significantly. In 1950, only eleven percent of the people in the MN were Latino; by 1970, they constituted almost half the population. The MN has a smaller proportion of black residents (5 percent) than San Francisco as a whole (13 percent) and also has a lower percent of Orientals (10 percent) than the City (14 percent). (See Tables 1 and 2 and Maps 1 and 2)

2. The following proportions of San Francisco's minorities live in the MN: 32 percent of all the Latinos, 3 percent of the blacks and 5 percent of the Orientals. About one-fifth of those classified as "others"--American Indian, Samoan, Filipino, etc.--live in the MN. About 7 percent of the total City population lives in the neighborhood. (See Table 3)

3. The MN population is slightly less stable than the total City. About one third moved into the neighborhood from abroad or outside the City since 1965, while 39 percent lived in the same house in the MN from 1965 to 1970. In San Francisco as a whole, 48 percent of the people lived in the same home in 1965, while 28 percent moved into the City from elsewhere between 1965 and 1970. (See Table 4)

4. Mission residents have lower incomes than San Franciscans as a whole. Family incomes in the MN averaged from $7396 to $10,010 among the nine census tracts, while an average family in the City earned $12,507. Individual earnings averaged much closer to the City's: from $3497 to $5499 in the MN, compared to $5354 in San Francisco. (See Tables 4A and 4B)

5. Just over half of the income sources reported in the MN were from salaries or wages. Only 5 percent were self-employed, while 13 percent listed social security and 11 percent listed welfare as income sources. (See Table 4C)

Housing Trends, 1940-1970

1. The MN has always had a smaller proportion of home-owners and lower-valued homes than the City as a whole. MN tenants have paid lower average rents than the rest of the City from 1940 to 1970; however, they have also been more likely to live in crowded conditions. (See Table 6)

2. While the MN has only 7 percent of all the housing units in San Francisco, it has only 3 percent of the owner-occupied homes and 13 percent of the over-crowded units. (See Table 7)

3. Using a variety of techniques which may render the results unreliable, the census found that the proportion of unsound housing in the MN rose from 4 percent in 1940 to 16 percent in 1970. A more recent exterior survey indicates a slight improvement in the last two years. (See Table 8)

4. About 40 percent of the people in the MN moved into their home between 1968 and 1970, while only 9 percent have lived there since 1949. (See Table 9)

5. Median rents in the nine MN census tracts ranged from $89 to $126 in 1970, all lower than the City median of $135. While 83 percent of MN households pay less than $150 rent per month, only 59 percent of San Franciscans pay that amount, while the rest pay more. (See Table 10)

6. Although rents are comparatively lower in the MN, poorer tenants must spend more than one-third of their incomes to obtain housing. (See Tables 11 and 12)

Characteristics of Poverty-Level Households, 1970

1. Although the MN had only 7 percent of the total population in 1970, 12 percent of the City's poverty-population live in the neighborhood. More than half the families in San Francisco have annual incomes which exceed three or more times the official poverty level. However, in the MN, fewer than one-third of the families are in that income category. In the MN as a whole, 19 percent of the families and 22 percent of the total population were below the poverty level in 1969. (See Tables 13 and 14. See Appendix B for a definition of poverty level)

2. Welfare caseload in the MN more than doubled between 1966 and 1972. Old Age Assistance (OAA) remained about the same during that period, while the number of MN families receiving Aid for Dependent Children (AFDC) almost tripled. (See Table 15)

3. Only 4 percent of the poverty level households in the MN are home-owners. The rest are tenants who pay an average rent from $83 to $120. Depending on the census tract, from 4 to 40 percent are living in homes without complete plumbing facilities. (See Table 16)

4. An approximate definition of the public housing income maximum is at or below the poverty level. From one to two times the poverty level is often used as an approximate income maximum for federal housing subsidized for "moderate-income" families, section 236 of the Housing Act. Using this estimate, 5,078 MN families are eligible for subsidized homes: 2,127 for public housing and 2,951 for section 236 moderate-income housing. (See Table 13 and Appendices B and C)

Characteristics of Spanish-surnamed Residents, 1970

1. The proportion of Latino, or Spanish-surnamed, MN residents doubled each decade of the last twenty years, increasing from 11 percent in 1950 to 23 percent in 1960 to 45 percent in 1970. (See Table 17 and Map 3)

2. Almost one-fourth of MN Latino families were below the poverty level in 1969, while another quarter earned from one to two times the poverty level. Using those two categories as an approximate indication of housing need, 1195 Latino MN families are eligible for public housing and another 1433 would qualify for moderate-income, section 236 housing, making a total need of 2628 subsidized dwelling units. (See Table 17 and Appendices B and C)

3. Of the 1195 MN Latino families below the poverty level, 45 percent received welfare and 5 percent were headed by an elderly person. About one-quarter of all Latino MN residents, or 5611 people, were below the poverty line in 1969. Five percent of them, or 284 people, were elderly. (See Table 19)

4. The Latino population in the MN appears to be more mobile than other San Franciscans and than the total Spanish population in the City. Only 13 percent of MN Latinos lived in the same house from 1959 to 1970, while 28 percent of all City residents and 21 percent of all Spanish residents did so. About half the Latinos in the MN moved into their homes between 1968 and 1970. (See Table 20)

5. One-quarter of the Latino households in the MN earn less than the poverty level. The average rent they pay ranges among census tracts from $96 to $126, with $111 the neighborhood average. About 7 percent of the MN low-income Latino households live in homes or apartments without complete plumbing facilities available. (See Table 21)

6. Few MN Latinos live in studios, while more than half live in homes or apartments with three or four rooms and another third have five or six-room units. The total Latino population in the City tends to live in slightly larger quarters, with 39 percent having three or four room dwellings and 39 percent living in five or six rooms. (See Table 22)

7. Almost 60 percent of all MN Latino families have only one, two or three members. Only 1018, or 9 percent, of the Latino families contain six or more members. One in every twenty Latino families, both in the MN and in the City, has a lodger, roomer or boarder. (See Table 23)

8. Latino MN households are more likely than other households to live in crowded homes, with more than one person per room. While 13 percent of all MN households are crowded, almost a quarter of the Latino households contain more people than rooms. (See Table 24)

9. The median rent for MN Latino households is $118, $5 higher than the median paid by all MN residents. More than half the Latinos pay from $100 to $149, each month for rent, while only one percent pay $200 or more and virtually none have rents below $40. Latinos in the rest of San Francisco pay slightly higher rents than those living in the MN; their median is $131. (See Table 25)

10. In both San Francisco and the MN, more than half the Latino households spend more than one-fourth of their income for housing. A commonly accepted rule is that housing costs should be no higher than 25 percent of income; in fact, the average American family spends less than 15 percent. (See Table 26)

11. The MN has a greater proportion of poverty-level families (24%) than San Francisco as a whole (13%). It also has more low-moderate income families (68%) than the City (47%).

    The same differences hold true when all San Francisco Latinos are compared with those in the MN. Fifteen percent of all Latino families are low-income, while more than a quarter of those in the MN earn less than $4,000 per year. Just over half the Latino families in San Francisco are low-moderate income, while in the MN, 69 percent have annual incomes below $10,000. (See Tables 27 and 27A)

12. The median income of Latino families, $9,497, is lower than the median for all of San Francisco, $10,503. However, when income for families and unrelated persons is combined, the Latino median is higher in eight of the nine MN census tracts and in the City as a whole, where the Spanish combined median is $7,224 and the combined total San Francisco median is $6,765. (See Table 28)

13. A greater proportion of Latino families than of all families are below the poverty level, both in the MN and in the City as a whole. The average poor Latino family has four members, and is slightly larger than other poverty-level families, both in the MN and in total San Francisco. Latinos in the MN are more likely to be poor (25%) than Latinos throughout the City (14%). (See Table 29)

14. In both the MN and in the whole City, Spanish home-owners tend to live in less expensive houses. In the MN, Latino tenants tend to pay higher rents than the total population. Within the MN, about 40 percent of all low-moderate income households, including Latinos, spend at least 35 percent of their income for rent. However, in the total City, a higher proportion of Latino households spend 35 percent or more for housing. (See Table 30)

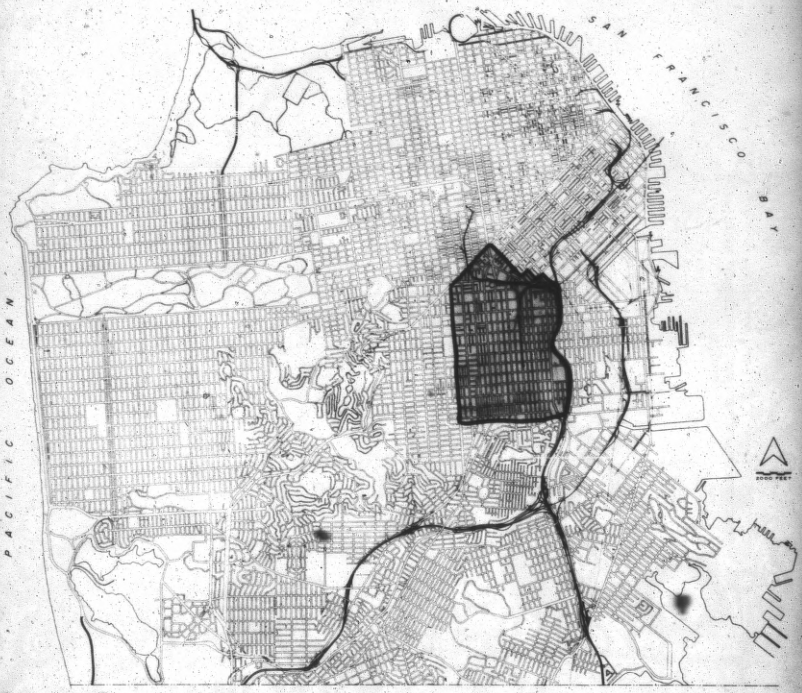
TABLE 1

POPULATION TRENDS, 1940-1970, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF)

POPULATION	1940 MN	1940 SF	1950 MN	1950 SF	1960 MN	1960 SF	1970 MN	1970 SF
White:								
Number	51,973	602,701	46,545	693,888	35,745	552,801	42,104	510,233
Percentage	99.52%	95.00%	87.00%	89.00%	70.00%	75.00%	81.00%	71.00%
Spanish Surname:								
Number	N.A.	N.A.	5,531	(apprx) 23,284	11,625	51,602	23,183	101,901
Percentage	N.A.	N.A.	11.00%	3.00%	23.00%	7.00%	45.00%	14.20%
Black:								
Number	37	4,846	484	43,502	1,534	74,383	2,713	95,978
Percentage	.07%	.80%	.09%	6.00%	3.00%	10.00%	5.00%	13.00%
Oriental:								
Number	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	4,948	97,194
Percentage	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	10.00%	14.00%
Other (nonwhite):								
Number	210	26,989	543	37,967	2,196	61,530	2,105	11,006
Percentage	.40%	4.00%	1.00%	5.00%	4.00%	8.00%	4.00%	2.00%
65 years and older:								
Number	3,992	51,707	5,547	74,050	6,785	93,608	6,199	99,579
Percentage	8.00%	8.00%	10.00%	10.00%	13.00%	13.00%	12.00%	14.00%
TOTAL	52,220	634,536	53,352	775,357	51,100	740,316	51,870	714,411

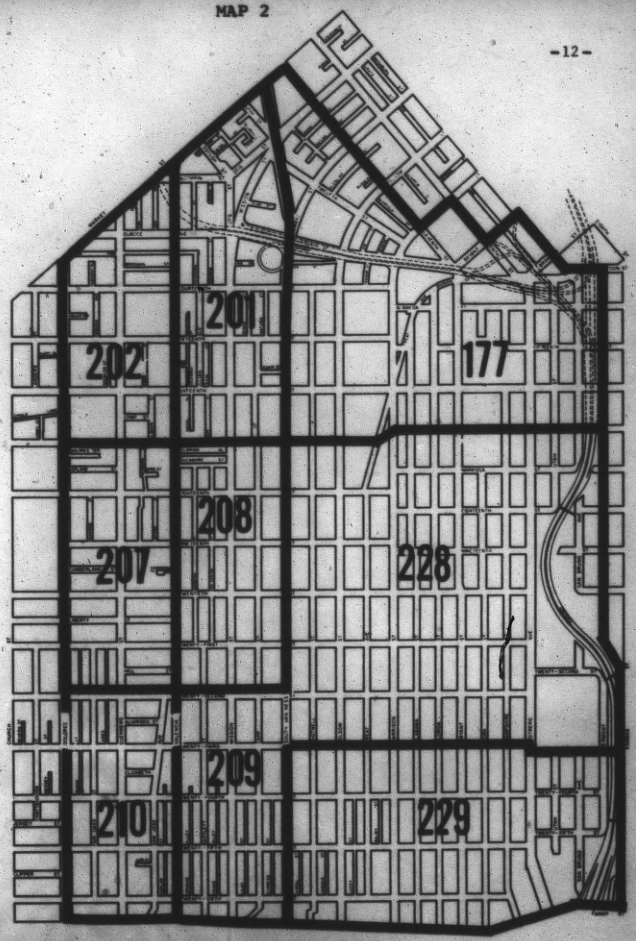
(N.A. = information not available. Spanish surnamed population is included in the total white population.)

MAP 1



= Location of the Mission Model Neighborhood within San Francisco

MAP 2



MISSION MODEL NEIGHBORHOOD
CENSUS TRACTS

TABLE 2

1970 POPULATION, MISSION MODEL NEIGHBORHOOD (MN)

Census Tract	177	201	202	207	208	209	210	228	229	MN Total
White	1330	2898	4349	4851	4344	3327	4634	8859	7512	42,104
(Spanish surname - counted in with White)	(838)	(1561)	(1757)	(1718)	(2206)	(2025)	(1885)	(6044)	(5206)	(23,240)
Black	245	196	491	94	144	72	98	768	605	2,713
Oriental	332	550	648	501	671	454	269	681	842	4,948
Other	112	191	233	133	208	195	135	409	489	2,105
TOTAL	2019	3836	5722	5579	5367	4050	5136	10,717	9448	51,870

TABLE 3

COMPARISON OF POPULATION OF THE

MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO, 1970

	MN	Pct. of MN Total	MN as Pct. of SF	SF
White	42,104	81%	8%	510,233
Spanish surname	(23,240)	(45%)	(32%)	(72,453)
Black	2,713	5%	3%	95,978
Oriental	4,676	9%	5%	97,194
Other	2,377	5%	22%	11,006
Total	23,183	100%	7%	(101,901)

TABLE 4

PLACE OF RESIDENCE IN 1965, Mission Model Neighborhood and San Francisco

Tract	1970, total persons 5 years +	same house as 1970	w/in S.F. 1965	Other U.S.	Abroad
177	1,616	648 (40%)	402	274	292
201	3,659	1,300 (36%)	1,075	710	574
202	5,319	1,905 (36%)	1,750	1,201	463
207	2,363	800 (34%)	251	1,261	51
208	2,114	620 (29%)	185	1,273	36
209	3,652	999 (27%)	1,388	605	660
210	4,733	2,047 (43%)	1,276	969	441
228	9,606	4,218 (44%)	2,801	1,657	930
229	8,503	3,643 (43%)	2,693	1,136	1,031
MN	41,565 (100%)	16,180 (39%)	11,821 (28%)	9,086 (22%)	4,478 (11%)
SF	673,112 (100%)	321,459 (48%)	159,489 (24%)	152,883 (23%)	39,281 (5%)

TABLE 4A

ANNUAL FAMILY INCOME, 1969, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF)

census tract	$0-1999	$2000-3999	$4000-5999	$6000-7999	$8000-9999	$10000-14999	$15000 or more	total families
177	14	73	41	69	75	72	44	388
201	97	138	132	145	84	132	57	785
202	145	239	184	203	119	227	110	1227
207	81	171	204	216	198	290	137	1297
208	124	217	141	222	158	170	89	1121
209	76	153	73	156	163	169	110	900
210	88	107	119	150	174	308	220	1166
228	223	337	360	332	271	556	266	2345
229	233	339	351	317	313	469	218	2240
total MN	1081	1774	1605	1810	1555	2393	1251	11469
(pct.)	(9%)	(15%)	(14%)	(16%)	(14%)	(21%)	(11%)	(100%)
total SF	9387	14140	15622	19169	19560	42565	44899	165342
(pct.)	(4%)	(9%)	(10%)	(12%)	(12%)	(26%)	(27%)	(100%)

TABLE 4B

AVERAGE AND MEDIAN INCOME, 1969

	Families		Individuals		Combined Families and Individuals	
tract	median	average	median	average	median	average
177	$7,885	$ 9,000	$3,276	$3,855	$5,581	$6,313
201	$6,392	$ 8,184	$2,893	$3,623	$3,998	$5,348
202	$6,389	$ 7,396	$4,428	$5,499	$3,457	$4,236
207	$7,753	$ 8,541	$3,936	$4,948	$5,773	$6,561
208	$6,762	$ 7,557	$2,855	$3,835	$4,187	$5,326
209	$7,877	$ 8,168	$2,779	$3,892	$4,994	$5,996
210	$9,526	$10,010	$4,308	$4,793	$6,825	$7,272
228	$7,480	$ 8,274	$3,571	$4,230	$5,740	$6,685
229	$7,124	$ 8,079	$2,698	$3,497	$5,603	$6,517
total SF	$10,503	$12,507	$4,283	$5,354	$6,765	$8,759

TABLE 4C

TYPE OF FAMILY INCOME, 1969

census tract	Salary no.	Salary mean	Self-Employed no.	Self-Employed mean	Social Security no.	Social Security mean	Welfare no.	Welfare mean	Other no.	Other mean
177	326	$9528	5	-----	67	$1743	76	$1642	119	$1374
201	638	$8729	45	$3692	120	$1471	167	$1406	185	$1489
202	935	$7401	102	$4869	326	$1506	263	$1549	412	$1845
207	1060	$8484	92	$6384	281	$1573	183	$1537	438	$1766
208	973	$7394	85	$4272	150	$1715	164	$1617	191	$1702
209	750	$8298	55	$4703	157	$1483	184	$1811	172	$1922
210	982	$9595	75	$8203	220	$1395	180	$1750	432	$2342
228	1930	$8478	136	$6183	421	$1681	340	$1731	531	$1710
229	1794	$8312	158	$5574	409	$1537	441	$1705	566	$1659
total MN (%)	9388 53%	n.a.	753 5%	n.a.	2151 13%	n.a.	1998 11%	n.a.	3046 18%	n.a.
total SF (%)	138349 48%	$10908	20692 8%	$9821	37944 13%	$1679	15258 5%	$1501	75143 26%	$3696

(Totals are larger than the actual number of families, because some listed more than one income source.)

TABLE 5

HOUSING TRENDS, 1940-1970, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF)

	1940		1950		1960*		1970	
	MN	SF	MN	SF	MN	SF	MN	SF
Total units	18,379	222,176	19,288	265,726	21,330	331,000	21,000	310,383
Vacancy rate	5.8%	7%	1.3%	2%	4.7%	5%	4.6%	3%
Owner-occupancy Rate	17%	29%	19%	36%	16%	33%	14%	31%
Average value	$4181	$5503	$9646	$12,209	$15,913	$17,300	$25,877	$30,600
Percent renter-occupied	83%	71%	81%	64%	84%	67%	86%	69%
Average rent	$ 25	$ 32	$ 34	$ 44	$ 66	$ 68	$ 105	$ 135
Percent crowded (1.01+ persons per room)	10%	7%	9%	8%	9%	6%	13%	7%

* A different definition of "unit" was used in 1960.

TABLE 6

HOUSING STOCK, 1970, MISSION MODEL NEIGHBORHOOD (MN)

Census Tract	177	201	202	207	208	209	210	228	229	MN Total
Total number of units	706	2183	2728	2525	2355	1780	2094	3520	3109	21000
Percent Vacant	3.5%	11%	3.5%	3.7%	11.3%	5.3%	3.4%	3.5%	2.8%	4.6 %
Owner Occupied Units: number	55	74	193	361	208	154	341	811	750	2947
percent of total	8%	3.4%	7%	14%	8.8%	8.6%	16%	23%	24%	14%
Average cost of house	$22200	$24400	$24800	$31200	$23600	$28700	$30500	$23700	$23800	25877
Average number of rooms in owner occupied units	5.0	4.2	4.7	5.1	4.8	5.0	5.3	5.2	5.1	4.9
Renter Occupied Units: number	626	1870	2438	2071	2005	1532	1682	2584	2271	17079
percent of total	89%	86%	89%	82%	85%	86%	80%	73%	73%	81%
Average Contract Rent	$95	$85	$103	$118	$99	$107	$121	$115	$106	$105
Average Number of rooms in renter occupied units	3.5	2.3	3.2	3.5	2.9	3.1	3.5	3.8	3.9	3.3
1.01 or more persons per room: number	149	277	246	181	299	237	187	627	542	2745
percent of total	21%	13%	9%	7%	13%	13%	9%	18%	17%	13%

TABLE 7

COMPARISON OF HOUSING CHARACTERISTICS

MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF), 1970

	MN	Percent of MN total	MN as Percent of SF	SF
Total housing units	21000	---	7%	310364
Percent vacant	5%	---	---	3%
Owner occupied units	2947	14%	3%	97036
Renter occupied units	17079	81%	9%	198138
Average cost of house	$25877	---	82%	$30600
Average rent	$105	---	77%	$135
1.01 or more persons per room	2745	13%	13%	20788

TABLE 8

INDICATORS OF HOUSING CONDITION,

MISSION MODEL NEIGHBORHOOD

	1940[1]	1950[2]	1960[3]	1970[4]	1972[5]
Sound	96%	91%	84%	84%	86%
Unsound	4%	9%	16%	16%	14%

1. 1940 mail survey, 96 percent reported "not needing major repairs," while 4 percent "needed major repairs".

2. 1950 assessment by census takers, 91 percent were evaluated as "sound" and 9 percent as "dilapidated".

3. 1960 assessment by census takers, 84 percent "sound", 14 percent "deteriorated", and 2 percent "dilapidated".

4. 1970 mail survey, 84 percent were not overcrowded and had all plumbing facilities.

5. 1972 exterior survey, Stanford Community Development Study, 21 percent were "sound", 65 percent were "sound, but in need of minor repairs", and 4 percent were "in need of major repairs".

TABLE 9

YEAR MOVED INTO HOUSING UNIT

Mission Model Neighborhood and San Francisco

Census tract	1968 to 1970	1965 to 1967	1960 to 1964	1950 to 1959	1949 or earlier
177	278/43%	123/18%	129/19%	76/11%	63/9%
201	1076/53%	380/19%	263/12%	179/ 9%	143/7%
202	1083/41%	675/26%	379/14%	314/12%	180/7%
207	1091/45%	526/22%	324/13%	284/12%	207/8%
208	1061/48%	526/24%	247/11%	205/ 9%	174/8%
209	867/51%	389/23%	214/13%	140/ 8%	76/5%
210	865/43%	369/18%	352/17%	258/13%	179/9%
228	1377/41%	679/20%	542/15%	402/12%	395/12%
229	1163/38%	601/20%	455/15%	413/14%	389/13%
total MN	8861/44%	4268/22%	2905/14%	2271/11%	1806/9%
total SF	110,674/38%	55,552/19%	45,153/15%	44,781/15%	39,014/13%

TABLE 10

RENTS IN THE MISSION MODEL NEIGHBORHOOD

AND SAN FRANCISCO, 1970

Census tract	less than $40	$40 to $79	$80 to $99	$100 to $149	$150 to $199	$200 to $249	$250 or more	No* Cash Rent	Median
177	11/2%	105/16%	157/25%	331/52%	34/5%	--	--	--	$106
201	52/3%	735/38%	398/20%	682/35%	44/2%	10/1%	--	17/1%	$ 89
202	30/1%	497/20%	409/17%	1047/43%	407/17%	21/1%	5/--	17/1%	$111
207	22/1%	137/7%	390/19%	999/48%	389/19%	101/5%	18/1%	15/--	$123
208	20/1%	547/27%	357/18%	818/41%	234/12%	5/--	--	24/1%	$104
209	18/1%	214/14%	337/22%	729/48%	206/13%	--	12/1%	16/1%	$111
210	--	76/5%	318/19%	791/47%	364/22%	58/3%	19/1%	46/3%	$126
228	11/--	251/10%	436/17%	1315/51%	466/18%	31/1%	12/1%	56/2%	$122
229	22/1%	368/16%	375/17%	1164/51%	263/12%	21/1%	--	49/2%	$112
Total MN	186/1%	2930/17%	3177/19%	7876/46%	2407/14%	247/1%	66/--	240/1%	$113
**cum.%	1%	18%	37%	83%	97%	98%		99%	
Total SF	2805	26,685	19,423	67,865	49,892	15,159	10,750	4,838	$135
	1%	14%	10%	34%	25%	8%	5%	2%	
cum.%	1%	15%	25%	59%	84%	92%	97%	99%	

* Managers, janitors, handymen, relatives, etc.

** Cum. = Cumulative addition of percentages.

TABLE 11

RENT PAID AS A PERCENTAGE OF INCOME,

MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Household Income	177	201	202	207	208	209	210	228	229	Total MN	Total SF
less than $5000											
. less than 24% rent	38/15%	154/16%	107/9%	39/5%	125/14%	54/7%	16/3%	81/ 9%	64/ 7%	678/10%	7305/11%
. 25 - 34% rent	48/18%	202/21%	196/17%	115/13%	174/20%	90/13%	63/12%	185/21%	155/18%	1228/17%	10,536/15%
. more than 35%	173/67%	602/63%	859/74%	702/82%	571/66%	572/80%	453/85%	634/70%	646/75%	5212/73%	50,620/74%
. median spent for rent	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Income $5000-9999											
. less than 24%	224/14%	573/91%	561/70%	497/66%	583/80%	395/83%	406/72%	635/70%	585/75%	4459/76%	38,643/57%
. 25 - 34%	37/86%	58/9%	215/27%	210/28%	128/18%	68/14%	125/22%	242/27%	178/23%	1261/21%	20,339/30%
. 35 + %	--	--	20/3%	49/6%	15/ 2%	12/ 3%	29/ 6%	34/ 3%	20/ 2%	179/ 3%	8388/13%
. Median	18%	16%	21%	22%	19%	21%	21%	21%	21%	21%	24%
$10,000 - 14,999											
.25 + %	--	--	--	20/ 8%	--	--	--	--	--	20/ 4%	2383/ 8%
. median	13%	11%	14%	14%	12%	13%	13%	13%	13%	13%	16%
$15,000 +											
.25 + %	--	--	--	--	--	--	--	--	--		418/ 2%
. median	10%	10%	11%	11%	10%	10%	11%	10%	10%	10%	12%

TABLE 12

MEDIAN PERCENT OF INCOME SPENT FOR RENT, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	HOUSEHOLD INCOME			
	less than $5,000	$5000 to $9999	$10,000 to $14,999	$15,000 or more
177	35%	18%	13%	10%
201	35%	16%	11%	10%
202	35%	21%	14%	11%
207	35%	22%	14%	11%
208	35%	19%	12%	10%
209	35%	21%	13%	10%
210	35%	21%	13%	11%
228	35%	21%	13%	10%
229	35%	21%	13%	10%
Total MN	35%	21%	13%	10%
Total SF	35%	24%	16%	12%

TABLE 13

RATIO OF FAMILY INCOME TO POVERTY LEVEL

MISSION MODEL NEIGHBORHOOD, 1969

census tract	less than half of poverty level no./pct.	half to full poverty level no./pct.	one-two times poverty level no./pct.	two-three times poverty level no./pct.	three or more times poverty level no./pct.	total families no./pct.
177	10/3%	38/ 9%	109/28%	119/31%	112/29%	388/100%
201	73/9%	101/13%	234/30%	148/19%	229/29%	785/100%
202	94/8%	169/14%	337/27%	257/21%	370/30%	1227/100%
207	50/4%	119/9%	289/22%	315/25%	524/40%	1297/100%
208	85/8%	168/15%	310/28%	258/23%	300/26%	1121/100%
209	55/6%	125/14%	214/24%	199/22%	307/34%	900/100%
210	50/4%	83/ 7%	212/18%	271/24%	550/47%	1166/100%
228	184/8%	264/11%	651/28%	569/24%	677/29%	2345/100%
229	179/8%	280/12%	595/27%	539/24%	647/29%	2240/100%
total MN	780/8%	1347/11%	2951/26%	2675/23%	3716/32%	11469/100%
total SF	6779/4%	9424/6%	25397/15%	31281/19%	92461/56%	165011/100%

TABLE 14

INCOME BELOW POVERTY LEVEL, MISSION MODEL NEIGHBORHOOD (MN), 1969

census tract	families below pov. level no.	families below pov. level pct.	pct. of poverty families on welfare	mean family size	pct. with elderly family head	total persons below poverty level pct.	total persons below poverty level number
177	47	12%	53%	4.0	9%	17%	343
201	173	22%	36%	3.3	---	26%	997
202	262	21%	49%	3.4	20%	25%	1431
207	170	13%	38%	3.2	9%	16%	893
208	253	23%	31%	3.7	5%	28%	1503
209	181	20%	56%	3.5	7%	23%	932
210	132	11%	44%	3.3	15%	16%	822
228	445	19%	32%	4.0	12%	21%	2251
229	461	21%	40%	4.2	9%	25%	2362
MN total	2124	19%	n.a.	n.a.	n.a.	22%	11534
SF total	16326	10%	30.1%	3.5	19%	14%	100194

TABLE 15

WELFARE CASELOAD BY CENSUS TRACT--1966 and 1972

MISSION MODEL NEIGHBORHOOD

census tracts		177	228	229	201	202	207	208	209	210		
total cases	1966	122	438	495	329	356	224	371	260	187	2782	207% increase
	1972	241	1026	1043	549	756	491	770	485	423	5784	
OAA	1966	44	196	235	152	173	150	206	145	102	1403	117% increase
	1972	59	259	260	162	211	154	255	154	125	1639	
AFDC	1966	57	180	189	82	105	39	91	60	60	863	273% increase
	1972	122	583	598	181	335	237	260	199	212	2727	

Citywide OAA	Citywide AFDC	Citywide Totals
1966 - 12,941	1966 - 7,232	1966 - 25,742
1972 - 18,885	1972 - 19,435	1972 - 54,616
146% increase	269% increase	212% increase

Source: Statistics Division, San Francisco Department of Social Services

TABLE 16

HOUSING CONDITIONS OF POVERTY-LEVEL HOUSEHOLDS,

MISSION MODEL NEIGHBORHOOD (MN), 1970

Census tract	Total Poverty Households		Home-Owners		Renters		pct. of poverty households without all plumbing
	no.	pct.	no.(%)	average value of home	no.(%)	avg.rent	
177	92	14.4	4 (4%)	---	88 (96%)	$ 98	21.7%
201	490	26.5	6 (1%)	---	484 (99%)	$ 83	40.4%
202	588	23.9	11 (2%)	---	577 (98%)	$ 93	16.7%
207	391	17.5	11 (3%)	---	380 (97%)	$107	6.9%
208	508	24.5	5 (1%)	---	503 (99%)	$105	18.9%
209	370	23.2	-- --	---	370 (100%)	$100	9.7%
210	322	17.8	6 (2%)	---	316 (98%)	$120	5.0%
228	611	20.1	52 (9%)	$17800	559 (91%)	$115	5.1%
229	651	24.7	62 (10%)	$20900	589 (90%)	$106	3.8%
total MN	4023		157 (4%)	$19500	3866 (96%)	$105	n.a.
total SF	39788	14.6%	6628	$26400	33160	$111	14.4%

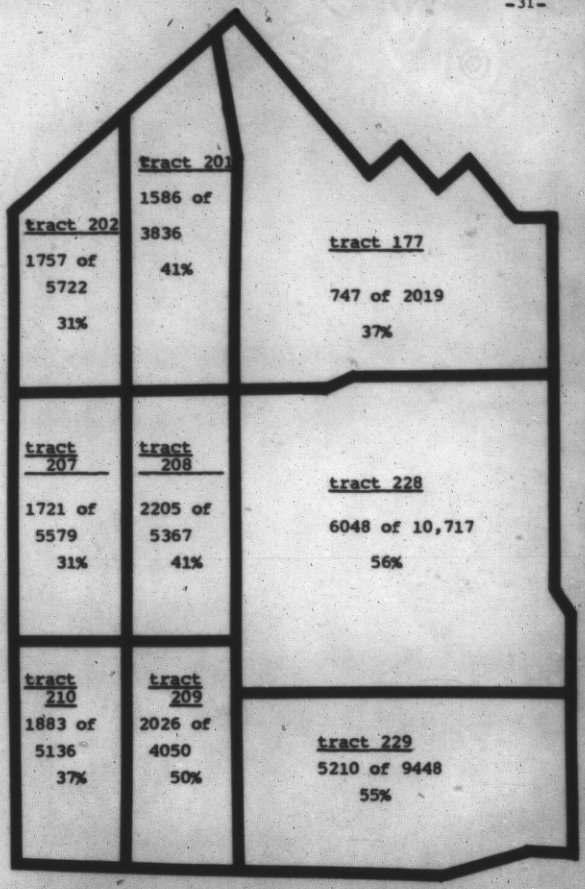
TABLE 17

1970 SPANISH POPULATION, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF)

Census tract	Total population	Spanish Surname* persons of Sp. language	Other Sp. Surname	Total Spanish	percent of total population
177	2,019	677	70	747	36.9%
201	3,836	1,343	243	1,586	41.3%
202	5,722	1,595	162	1,757	30.7%
207	5,579	1,589	132	1,721	30.8%
208	5,367	1,940	265	2,205	41.1%
209	4,050	1,748	278	2,026	50.0%
210	5,136	1,683	200	1,883	36.7%
228	10,717	5,555	493	6,048	56.4%
229	9,448	4,795	415	5,210	55.1%
MN Total	51,874	20,925	2,258	23,183	44.5%
SF Total	714,411	82,797	19,104	101,901	14.2%

* Spanish-surnamed, or Latino, is called "Spanish" in all the following tables.

MAP 3



Mission Model Neighborhood

Proportion of Spanish Population by Census tract, 1970

TABLE 18

RATIO OF SPANISH FAMILY INCOME TO POVERTY LEVEL, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1969

Census tract	less than half pov. lev. No./Pct.	half to full pov. lev. No./Pct.	one-two times pov. lev. No./Pct.	two + times pov. lev. No./Pct.	Total No. Sp. families
177	10/6%	28/17%	31/19%	96/58%	165
201	44/13%	47/14%	108/32%	138/41%	337
202	36/9%	57/14%	145/36%	166/41%	404
207	44/11%	32/8%	91/23%	230/58%	397
208	53/10%	131/25%	126/24%	215/41%	525
209	28/8%	78/17%	110/24%	242/51%	458
210	43/9%	52/11%	109/23%	271/57%	475
228	106/8%	159/12%	396/30%	660/50%	1321
229	118/10%	129/11%	317/27%	610/52%	1174
Total MN	482/9%	713/14%	1433/27%	2628/50%	5256
Total SF	1180/5%	1652/7%	4719/20%	16045/68%	23,596

TABLE 19

SPANISH HOUSEHOLDS WITH INCOME BELOW POVERTY LEVEL, 1969

Census Tract	Spanish families below poverty level	Pct. of Sp. Pov. fam. on welfare	Mean family size	Pct. with elderly family head	Total Spanish Persons below Pov. level No. / Pct.	(Elderly) Pct. / No.
177	38/23%	37%	3.5	--	176 / 24%	(3%) (5)
201	92/27%	30%	3.8	--	425 / 27%	(6%) (26)
202	92/23%	49%	3.2	22%	405 / 24%	(16%) (65)
207	75/19%	41%	3.4	--	331 / 19%	(7%) (23)
208	181/35%	46%	3.9	6%	841 / 38%	(4%) (34)
209	115/25%	47%	3.9	6%	524 / 26%	(7%) (37)
210	91/19%	52%	3.9	--	425 / 23%	(2%) (8)
228	264/20%	36%	4.3	8%	1218 / 20%	(5%) (61)
229	249/21%	55%	4.6	2%	1266 / 24%	(2%) (25)
Total MN	1195/23%	45%	4.0	5%	5611 / 24%	(5%) (284)
Total SF	2794/12%	37%	3.9	11%	14205 / 14%	(9%) (1278)

TABLE 20

YEAR SPANISH HOUSEHOLDS MOVED INTO HOUSING UNIT,

MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Spanish Population

Census tract	1968 to 1970	1960 to 1967	1959 or earlier	Pct. of Total population which moved into unit in 1959 or earlier
177	99/44%	100/45%	24/11%	21%
201	276/51%	192/36%	70/13%	16%
202	271/44%	301/49%	38/ 7%	19%
207	268/49%	203/37%	77/14%	20%
208	444/59%	232/31%	76/10%	17%
209	384/58%	222/33%	58/ 9%	13%
210	270/48%	218/39%	72/13%	22%
228	644/41%	667/42%	269/17%	23%
229	649/48%	510/38%	184/14%	27%
Total MN	3305/48%	2645/39%	868/13%	20%
Total SF	12576/40%	12189/39%	6537/21%	28%

TABLE 21

HOUSING CHARACTERISTICS OF LOW-INCOME SPANISH HOUSEHOLDS, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	Total Households Below Pov. Level No. / Pct.	Average Rent	Pct. Without all plumbing
177	50 / 24%	$122	--
201	114 / 24%	$ 96	11%
202	166 / 28%	$ 94	22%
207	97 / 20%	$106	5%
208	217 / 30%	$114	10%
209	182 / 29%	$104	14%
210	116 / 22%	$126	--
228	297 / 21%	$120	2%
229	301 / 25%	$114	2%
Total MN	1540 / 25%	$111	7%
Total SF	4246 / 15%	$117	9%

TABLE 22

SIZE OF HOUSING UNIT, SPANISH HOUSEHOLDS
MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tracts	NUMBER OF ROOMS IN UNIT					Approximate Median Rooms/Unit
	1	2	3-4	5-6	7+	
177	21/ 9%	22/10%	103/46%	71/32%	6/3%	3.9
201	91/17%	119/22%	234/43%	94/18%	--	3.5
202	56/ 9%	101/17%	277/45%	168/28%	8/1%	4.0
207	7/ 1%	53/10%	297/54%	176/33%	15/2%	4.1
208	106/14%	132/18%	371/49%	121/16%	22/3%	3.3
209	82/12%	109/16%	288/43%	153/24%	32/5%	3.6
210	--	86/15%	296/53%	178/32%	--	3.9
228	21/ 1%	122/ 7%	736/47%	629/40%	72/5%	4.3
229	10/ 1%	80/ 6%	684/51%	542/40%	27/2%	4.3
Total MN Spanish	394/ 6%	824/13%	3286/48%	2132/30%	182/3%	3.9
Total SF Spanish	1792/ 6%	2854/ 9%	12,241/39%	12,337/39%	2078/7%	4.2

TABLE 23

SPANISH HOUSEHOLD SIZE,

MISSION MODEL NEIGHBORHOOD AND

SAN FRANCISCO, 1970

Census tract	1 person	2-3 people	4-5 people	6 + people	Median	Housing Units With Roomers
177	46/21%	88/39%	52/23%	37/17%	2.4	12/5%
201	152/28%	148/28%	191/36%	47/8%	3.0	13/2%
202	165/27%	274/45%	123/20%	48/8%	2.5	35/6%
207	115/21%	234/43%	133/24%	66/12%	2.8	22/4%
208	218/29%	288/38%	161/21%	85/12%	2.5	59/8%
209	186/28%	240/36%	142/21%	96/15%	2.4	43/6%
210	95/17%	236/42%	169/30%	60/11%	3.0	23/4%
228	204/13%	653/41%	393/25%	330/21%	3.3	109/7%
229	163/12%	529/40%	402/30%	249/18%	3.4	52/4%
Total MN	1344/20%	2690/39%	1766/26%	1018/9%	3.0	368/5%
Total SF	6229/20%	13,817/44%	7262/23%	3994/13%	2.7	1620/5%

TABLE 24

OVERCROWDING OF SPANISH HOUSEHOLDS,

MISSION MODEL NEIGHBORHOOD AND

SAN FRANCISCO, 1970

Census tract	Spanish Units with 1.01 - 1.50 Persons/Rm.	Spanish Units with 1.51 or more Persons/Rm.	Total Crowded Spanish Units No. / Pct.
177	40	19	59 / 26%
201	147	65	212 / 39%
202	61	28	89 / 15%
207	71	10	81 / 15%
208	100	97	197 / 26%
209	92	56	148 / 22%
210	82	39	121 / 22%
228	265	146	411 / 26%
229	263	98	361 / 27%
Total MN	1121/16%	558/ 8%	1679 / 24%
Total SF	3387/11%	1491/ 5%	4878 / 16%

TABLE 25

RENTS PAID BY SPANISH HOUSEHOLDS, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	less than $40	$40 to $79	$80 to $99	$100 to $149	$150 to $199	$200 or more	No* cash rent	Median rent
177	--	33/16%	47/23%	121/58%	6/ 3%	--	--	$108
201	--	104/21%	138/28%	239/49%	7/ 2%	--	--	$100
202	--	107/18%	109/18%	248/42%	122/21%	7/ 1%	--	$117
207	--	39/ 8%	71/15%	212/45%	111/24%	37/ 8%	--	$129
208	12/ 2%	118/17%	135/20%	368/54%	48/ 6%	6/ 1%	--	$113
209	9/ 2%	86/15%	93/16%	275/49%	93/17%	--	5/1%	$114
210	--	--	82/17%	269/56%	107/22%	12/ 3%	7/ 2%	$129
228	6/0.5%	111/ 9%	199/16%	696/56%	214/17%	12/ 1%	7/0.5%	$121
229	5/0.5%	118/11%	152/14%	616/58%	164/16%	6/0.5%	--	$117
Total MN Spanish	32/0.5%	716/12%	1026/18%	3044/53%	872/15%	80/ 1%	19/0.5%	$118
Total SF Spanish	155/ 1%	2096/10%	2462/12%	8483/42%	5263/26%	1634/ 7%	318/ 2%	$131

* Managers, janitors, handymen, relatives, etc.

TABLE 26

PERCENT OF INCOME PAID FOR RENT
BY LOW-MODERATE INCOME SPANISH HOUSEHOLDS,
MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	Total Spanish low-mod. Income* households	Low-Moder. Spanish households paying 25+%	(low moder.) (households) (paying) (35+%)	Median percent of household income paid for rent
177	264	145/55%	(104)(39%)	29%
201	398	240/60%	(174)(44%)	33%
202	486	323/44%	(188)(39%)	32%
207	357	225/63%	(171)(48%)	35%
208	577	317/55%	(200)(35%)	28%
209	464	245/53%	(181)(39%)	30%
210	344	172/50%	(120)(35%)	29%
228	938	519/55%	(311)(33%)	29%
229	810	479/59%	(339)(42%)	32%
Total MN	4638	2665/57%	(1788)(39%)	31%
Total SF	14,809	8686/59%	(5359)(36%)	30%

* Low-moderate = Annual total gross household income less than $10,000

TABLE 27

ANNUAL FAMILY INCOME, 1969, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF)

TOTAL AND SPANISH POPULATION

census tract	$0-1999 Total	$0-1999 (Sp.)	$2000-3999 Total	$2000-3999 (Sp.)	$4000-5999 Total	$4000-5999 (Sp.)	$6000-7999 Total	$6000-7999 (Sp.)	$8000-9999 Total	$8000-9999 (Sp.)	$10000-14999 Total	$10000-14999 (Sp.)	$15000* or more Total	Tot. Fam.	(Sp.) (Fam.)
177	14	(10)	73	(35)	41	(26)	69	(16)	75	(33)	72	(45)	44	388	(165)
201	97	(57)	138	(39)	132	(63)	145	(45)	84	(25)	132	(108)	57	785	(337)
202	145	(64)	239	(67)	184	(59)	203	(74)	119	(35)	227	(105)	110	1227	(404)
207	81	(55)	171	(27)	204	(61)	216	(62)	198	(53)	290	(139)	137	1297	(397)
208	124	(77)	217	(90)	141	(65)	222	(98)	158	(75)	170	(120)	89	1121	(525)
209	76	(41)	153	(92)	73	(41)	156	(84)	163	(55)	169	(145)	110	900	(458)
210	88	(66)	107	(28)	119	(67)	150	(55)	174	(82)	308	(177)	220	1166	(475)
228	223	(122)	337	(178)	360	(231)	332	(207)	271	(147)	556	(436)	266	2345	(1321)
229	233	(117)	339	(183)	351	(135)	317	(179)	313	(192)	469	(368)	218	2240	(1174)
total MN	1081	(609)	1774	(739)	1605	(748)	1810	(820)	1555	(697)	2393	(1643)	1251	11,469	(5256)
total SF	9387	(1476)	14140	(2043)	15622	(2563)	19169	(3144)	19560	(3411)	42565	(10959)	44899	165,342	(23596)

* The census did not separate out Spanish families earning $15,000 or more. They are included within the $10,000 or more column

TABLE 27A

COMPARISON OF INCOME DISTRIBUTION, TOTAL AND SPANISH FAMILIES, MISSION MODEL NEIGHBORHOOD (MN) AND SAN FRANCISCO (SF), 1969

Annual Family Income	Total SF Families (cum.)*	Total MN Families (cum.)	Total SF Spanish Families (cum.)	Total MN Spanish Families (cum.)
$ 0-1999	4% (4%)	9% (9%)	6% (6%)	12% (12%)
$ 2000-3999	9% (13%)	15% (24%)	9% (15%)	14% (26%)
$ 4000-5999	10% (23%)	14% (38%)	11% (26%)	14% (40%)
$ 6000-7999	12% (35%)	16% (54%)	13% (39%)	16% (56%)
$ 8000-9999	12% (47%)	14% (68%)	14% (53%)	13% (69%)
$10,000 or more	53% (100%)	32% (100%)	47% (100%)	31% (100%)
total	100%	100%	100%	100%

* Cum. = A cumulative listing of percentages.

TABLE 28

COMPARISON OF MEDIAN INCOME, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1969

	Families		Combined Families and Individuals	
census tract	Total	(Spanish)	Total	(Spanish)
177	$7885	($7500)	$5581	($5000)
201	$6392	($6250)	$3998	($4870)
202	$6389	($6245)	$3457	($5073)
207	$7753	($7768)	$5773	($6000)
208	$6762	($6555)	$4187	($4828)
209	$7877	($7420)	$4994	($5907)
210	$9526	($8717)	$6825	($6837)
228	$7480	($7055)	$5740	($6004)
229	$7124	($7645)	$5603	($6190)
Total S.F.	$10,503	($9497)	$6765	($7224)

TABLE 29

COMPARISON OF INCOME AND PROPORTION OF PERSONS BELOW POVERTY LEVEL, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	Families Below Poverty Level		Average Size of Pov. Families		Percent of Persons Below Poverty Level	
	TOTAL	SPANISH	TOTAL	SPANISH	TOTAL	SPANISH
177	47/12%	38/23%	4.0	3.5	17%	24%
201	173/22%	92/27%	3.3	3.8	26%	27%
202	262/21%	92/23%	3.4	3.2	25%	24%
207	170/13%	75/19%	3.2	3.4	16%	19%
208	254/23%	181/35%	3.7	3.9	28%	38%
209	181/20%	115/25%	3.5	3.9	23%	26%
210	132/11%	91/19%	3.3	3.9	16%	23%
228	445/19%	264/20%	4.0	4.3	21%	20%
229	461/21%	249/21%	4.2	4.6	25%	24%
Total MN	2124/19%	1197/23%	3.7	4.0	22%	25%
Total SF	16,326/10%	2794/12%	3.5	3.9	14%	14%

TABLE 30

COMPARISON OF RENTS PAID AND VALUE OF HOMES, MISSION MODEL NEIGHBORHOOD AND SAN FRANCISCO, 1970

Census tract	Median Value Owner-occupied Homes		Median Gross Rent		Low-Moderate Income* Households paying 35% + of Income for Rent					
					Total			Spanish		
	Total	Spanish	Total	Spanish	No.	/	Pct.	No.	/	Pct.
177	$24,400	--	$106	$108	173	/	33%	104	/	39%
201	$23,700	--	$ 89	$100	602	/	35%	174	/	44%
202	$24,600	--	$111	$117	879	/	43%	188	/	39%
207	$28,400	--	$123	$129	751	/	45%	171	/	48%
208	$23,400	--	$104	$113	586	/	34%	200	/	35%
209	$27,950	$34,200	$111	$114	584	/	46%	181	/	39%
210	$30,100	$26,800	$126	$129	482	/	41%	120	/	35%
228	$23,400	$22,800	$122	$121	668	/	34%	311	/	33%
229	$23,700	$21,700	$112	$117	666	/	37%	339	/	42%
Total MN	$24,800	$24,200	$112	$117	5391	/	39%	1788	/	39%
Total SF	$29,700	$25,600	$135	$131	59008	/	30%	5359	/	36%

* Annual gross household income = $10,000 or less

APPENDICES

A. Definition of Terms Used in Census Tables.

B. Definition of Poverty Level in 1969, by Size of Family and Sex of Household Head

C. Income Limits for Subsidized Housing in San Francisco

APPENDIX A

DEFINITION OF TERMS

1. Crowded: A dwelling unit is considered crowded if there are more than 1.01 persons per room.

2. Family: A group of two or more persons related by blood, marriage, or adoption and residing together.

3. Family Income: A composite of the amounts received by all income recipients in the family.

4. Gross rent: Rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, coal, kerosene, wood, etc.), if these items are paid for by the tenant, in addition to rent.

5. Gross rent as percentage of income: The yearly gross rent is expressed as a percentage of the total income in 1969 of the family or primary individual.

6. Head of Household or Family: One person in each household or family is designated as the "head." Married women are not classified as heads if their husbands are living with them at the time of the survey, even if they earn the family income.

7. Household: All the persons (related or unrelated) who occupy a housing unit. A house, an apartment, a group of rooms or a single room is regarded as a housing unit when the occupants do not live and eat with any other persons in the structure and there is either a) direct access from the outside or through a common hall or b) a kitchen or complete cooking facilities for the exclusive use of the occupants.

8. Income types:
   a) "Public assistance income" includes cash receipts of payments made under the following public assistance programs: aid to families with dependent children, old-age assistance, general assistance, aid to the blind, and aid to the permanently and totally disabled.

Income types continued:

b) "Self-employment income" is net money income (gross receipts minus business expenses) received from a business, professional enterprise, or partnership in which the person was engaged on his own account.

c) "Social Security" includes cash receipts of Social Security pensions, survivors' benefits, permanent disability insurance payments, and special benefit payments made by the Social Security Administration.

d) "Wage or salary income" is the total money earnings received for work performed as an employee at any time during the calendar year 1969.

e) "Income from other sources" includes money income received from sources such as interest; dividends; net income (or loss) from property rentals; net receipts from roomers or boarders; veteran's payments; public or private pensions, periodic receipts from insurance policies or annuities; unemployment insurance benefits; workmen's compensation cash benefits; net royalties; periodic payments from estates and trust funds; alimony or child support from persons who are not members of the household; net gambling gains; nonservice scholarships and fellowships; and money received for transportation and/or subsistence by persons participating in special governmental training programs.

9. Mean value: The sum of the individual values reported, divided by the number of units for which value is shown, also called the average.

10. Median: A midpoint or number where half the values are lower and half the values are higher. A median tract rent of $135 means that half the tenants in a census tract pay more than $135, and half pay less.

11. Persons: Persons occupying the housing unit include not only occupants related to the head of the household but also any lodgers, roomers, boarders, partners, wards, foster children and resident employees who share the living quarters of the household head.

12. Plumbing facilities: The category "with all plumbing facilities" consists of units which have hot and cold piped water, as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are shared by the occupants of other housing units.

13. Poverty level: Calculated each year by Dr. Molly Orshansky in the Office of the Secretary of Health, Education and Welfare. This index provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as family size, sex and age of the family head, the number of children. See Appendix B.

14. Rooms: Rooms to be counted include whole rooms used for living purposes, such as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, family rooms, etc. Not counted as rooms are bathrooms, porches, balconies, foyers, halls, half-rooms, kitchenettes, strip or pullman kitchens, utility rooms, unfinished attics, basements, or other space used for storage.

15. Spanish Origin Classification: If a person's place of birth or the place of birth of either of his parents was Puerto Rico, Mexico, Cuba or another Latin American country, he is classified as of Spanish origin. Persons who report that "Spanish" was the language most often spoken in their home when they were children are also classified as of Spanish origin, even though they and both of their parents were born in the U.S. "Latino" is used in this report interchangeably with Spanish and Spanish-surname.

16. Unrelated Individual: Persons 16 years old and over who are not living with any relatives, such as a lodger not related to anyone in the household.

17. Value: Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The value data are limited to owner-occupied one-family houses.

APPENDIX B

DEFINITION OF NONFARM POVERTY LEVEL IN 1969, BY SIZE OF FAMILY, AGE AND SEX OF HOUSEHOLD HEAD

Family Size	Male Family Head	Female Family Head	Average
1 person	$1923	$1792	$1840
under 65	$1974	$1826	$1893
65+	$1773	$1751	$1757
2 persons	$2394	$2320	$2383
head under 65	$2473	$2373	$2458
65+	$2217	$2202	$2215
3 persons	$2937	$2830	$2924
4 persons	$3745	$3725	$3743
5 persons	$4418	$4377	$4415
6 persons	$4962	$4917	$4958
7 or more persons	$6116	$5952	$6101

Source: "Consumer Income," Current Population Reports, Series P-60, No. 76, Dec. 16, 1970, p. 18, Table L.

APPENDIX C

Income Limits for Subsidized Housing in San Francisco

1. **Public Housing**

Family Size	Maximum Adjusted[1] Annual Income
1	$4000
2	4800
3	5300
4	5700
5	6100
6	6500
7	6900
8 or more	7300

2. **Section 236 Rental Housing**

Family Size	Max.[2] Adjusted Annual Income: Regular (approx. rent)		Exceptional (approx. rents)[3]	
1	$5400	($113)	$5850	($121)
2	6480	($135)	7100	($146)
3	7155	($150)	8350	($174)
4	7695	($160)	8350	($174)
5	8235	($172)	9650	($201)
6	8775	($183)	9650	($201)
7	9315	($194)	10,900	($227)
8 or more	9855	($205)	10,900	($227)

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[1] Adjusted income: The S.F. Housing Authority calculates adjusted income on an individual basis for each tenant.

[2] Adjusted income: Add up the total gross income for all family members, including minors. Subtract 5 percent. Then subtract $300 for each dependent. The amount remaining is the "adjusted annual income."

[3] Exceptional income limits are applied to families who are displaced by public action or are living in substandard housing.

— S.F. DIST. MISSION. HOUSING. REAL —
ESTATE TRANSACTION

SAN FRANCISCO DISTRICTS

MISSION. HOUSING. REAL ESTATE TRANSACTIONS

Residential Real Estate in the
Mission Model Neighborhood

April 26, 1972

Judith L. Waldhorn

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I. Residential Real Estate for Sale in the Mission Model Neighborhood.

II. Residential Properties for Sale Within the Section 236 Rehabilitation Cost Limits

RESIDENTIAL REAL ESTATE IN THE MISSION MODEL NEIGHBORHOOD

SUMMARY

1. According to the San Francisco Multiple Listing Service, (MLS) there are fourteen vacant lots, 47 mixed commercial-residential and 210 residential structures currently for sale in the Mission Model Neighborhood.

   There are 970 housing units in those buildings, 220 in the mixed structures and 750 in the others.

2. The seven residentially-zoned vacant lots average $8.03 per square foot and the seven commercially-zoned average $17.26 per square foot. The average price per housing unit in the residential buildings is $14,471.

3. About 185 residential buildings, containing 687 housing units, may be eligible for rehabilitation under the Section 236 program, which subsidizes rental and co-operative housing for moderate-income households. According to the MLS evaluations (to be viewed with caution), 36 percent of those potential 236 buildings are in "very good" to excellent" condition and 61 percent are in "good" condition.

4. Over the past six years, the average price paid for single-family homes in the Mission has declined, from $23,345 in 1966-68 to $22,000 during the first quarter of 1972. The average price paid per unit in multi-family structures has increased during that same time period from $11,061 to $13,010. The price received for housing in the Model Neighborhood between 1966 and early 1972 averaged from 6 to 10 percent <u>less</u> than the asking price.

   Few vacant lots were sold in the Model Neighborhood between 1966 and 1972. The average price received for residentially-zoned land in 1966-68 was $3.79 per square foot. Commercially-zoned land sold during that same period averaged $3.90 per square foot.

I. PROPERTY CURRENTLY FOR SALE

March 17-20, 1972, the Stanford Community Development Study investigated residential properties for sale in the Mission Model Neighborhood. The source of this information was the Multiple Listing Service of the San Francisco Real Estate Board. A Mission District Realtor provided Stanford with his MLS files, which contained information cards about many of the single-family and virtually all of the multi-family and mixed-use buildings and vacant lots for sale in the neighborhood.

Table A below indicates the price ranges of those properties. A complete list, with the size, total price, address and condition of each property, is included in this report as Appendix I.

The greatest discrepancy in the prices asked was between single-family homes, which averaged $31,711, and multi-family buildings, which averaged $13,802 per unit.

The 970 dwelling units for sale represent 4.4 percent of the total housing stock in the Model Neighborhood, which totaled 21,816 units at the end of 1971, according to the staff of the San Francisco Department of City Planning.

More than half the residential housing units for sale are in small buildings containing from one to four units, as shown in Table B below.

TABLE A

RESIDENTIAL PROPERTY FOR SALE IN THE MISSION MODEL NEIGHBORHOOD

1. Vacant lots

Total = 14 7 residential, 7 commercial

Residential lots: average size - 19,925 sq. ft.
average $/sq. ft. - $8.03
Commercial lots: average size - 28,350 sq. ft.
average $/sq. ft. - $17.26

2. Mixed commercial and residential buildings

Total = 47 buildings, containing 220 housing units, 210 hotel rooms and 78 stores

Average price per building: $92,893 Range = $23,900 to $400,000

3. Residential buildings

Total = 210 buildings, 750 units

Average price per building = $51,682 Range = $13,500 to $420,000

Average price per unit = $14,471 Range = $7,250 to $55,000

Building Size (No. of Units)	Total No. of Bldgs.	Total No. of Units	Average Price per Unit
1	28	28	$31,711
2	65	130	16,717
3	46	138	14,963
4	29	116	11,637
5	11	55	11,163
6	15	90	13,238
7-10	10	82	13,078
12-30	6	111	13,509
	210	750	$14,471

TABLE B

SIZE OF RESIDENTIAL BUILDINGS FOR SALE IN THE MISSION MODEL NEIGHBORHOOD

Building Size (No. of Units)	Units For Sale	Percent of Total	Cumulative Percent
1	28	4%	4%
2	130	17	21
3	138	18	39
4	116	16	55
5	55	7	62
6	90	12	74
7-10	82	11	85
12-30	111	15	100
	750	100%	

II. THE POTENTIAL FOR SECTION 236 REHABILITATION IN THE MISSION MODEL NEIGHBORHOOD

Since there were so few residentially-zoned vacant lots for sale, the Community Development Study (CDS) also investigated the potential for rehabilitating some existing structures for moderate-income households under the Section 236 program of the Federal Department of Housing and Urban Development (HUD).

According to HUD regulations, the 236 program can be used to rehabilitate detached, semi-detached, row-house, walk-up and elevator structures, if the cost of acquisitions and rehabilitation falls within federal limits. Each project undertaken must contain five or more units. However, those units do not need to be in the same building or contiguous but should be close enough to make rehabilitation simultaneous feasible.

HUD San Francisco Area Office staff provided the following cost limits:

HUD Program Guide HPMC-FHA G4442.17, Sept. 1971, p.3-1.

Unit Size	Maximum Cost
Studio	$13,340
1 Bedroom	18,758
2 Bedroom	22,511
3 Bedroom	28,347
4 or more	32,098

CDS staff applied those cost limits to the 210 residential structures for sale and found that 185 of them might be suitable subjects for 236 rehabilitation, depending on the condition of individual buildings and the standards to which they must be repaired. The average price, range and unit size of those buildings are indicated in Table C below.

Of course the cost of rehabilitation would be a major factor in determining the feasibility of using Section 236 in any of these buildings, which are liated by address, price, room-size and condition in Appendix II. According to the MLS cards, these buildings were generally in good to excellent condition, as shown in Table D below. However, the realtors who listed these buildings are trying to sell them, and often enthusiasm hinders their vision.

HUD Area Office staff was uncertain whether Section 236 units must be rehabilitated to comply with the San Francisco Housing Code or with FHA Minimum Property Improvement Standards, which are more expensive. Two City Federally-Assisted Code Enforcement (FACE) projects, Alamo Square and Bernal Heights, have some housing similar to the stock in the Model Neighborhood.

FACE staff have indicated that the cost of compliance with City Codes in those two areas is averaging between $3000 and $5000 per unit. However, as Appendix II shows, many Mission unit prices are low enough to allow for rehabilitation costs of $5000 or more and still be under HUD maximum limits. Many also are close enough together to make the rehabilitation of five or more units feasible, as shown in the following map.

TABLE C

RESIDENTIAL STRUCTURES WHICH MAY BE ELIGIBLE FOR REHABILITATION UNDER SECTION 236

Census Tract	No. of Bldgs.	No. of Units	Size of Units (No. of Rooms) 1	2	3	4	5	6	7	8	9	Average Price Per Unit	Range
177	3	13	0	0	2	8	0	3	0	0	0	$11,703	$ 9,875-15,317
201	5	15	0	0	6	3	4	2	0	0	0	11,499	7,737-16,633
202	17	76	0	21	19	11	8	12	4	0	0	15,777	9,375-25,950
207	20	82	0	4	36	26	6	8	2	0	0	15,689	9,166-24,983
208	18	52	2	4	12	14	9	9	2	0	0	15,594	9,125-31,500
209	9	58	0	30	14	5	7	1	1	0	0	13,741	10,000-17,975
210	13	62	2	5	26	19	3	7	0	0	0	15,367	9,237-20,833
228	66	241	9	7	85	65	50	19	5	0	0	14,006	5,500 28,500
229	32	83	0	6	21	12	25	16	2	0	1	15,222	9,285-23,950
Model Neighborhood Total	185	687	13	77	222	163	115	78	16	0	1	$14,289	$ 5,500-31,500

TABLE D

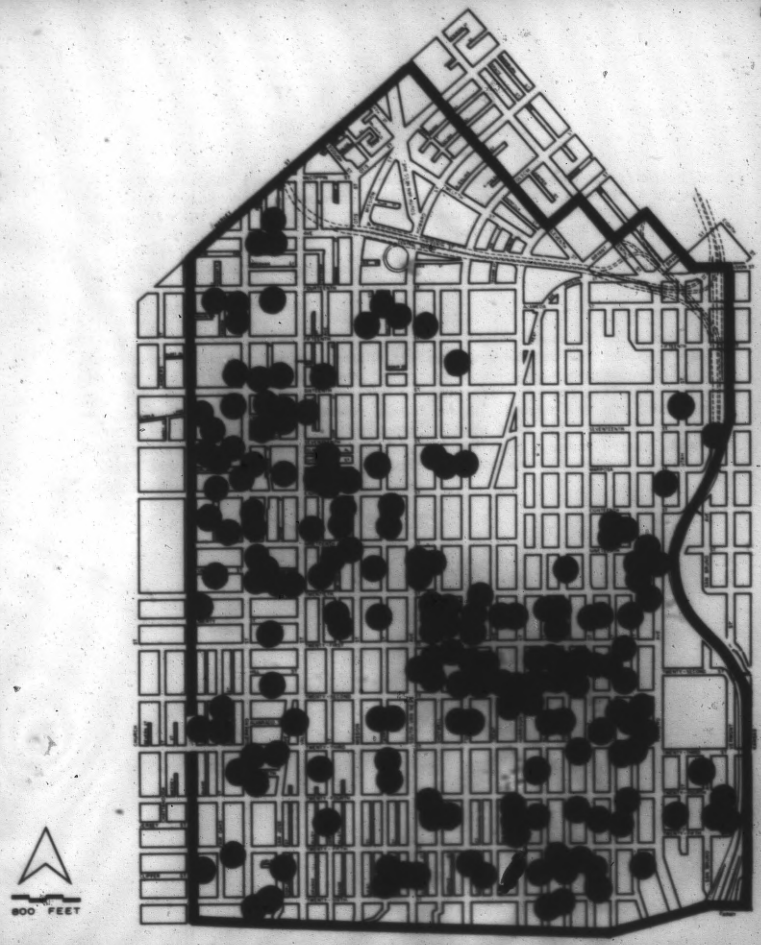
CONDITION OF POSSIBLE 236 - REHABILITATION STRUCTURES

Census Tract	AAAA	AAA	Ex.	VG	G	F	P	Total
177	0	0	1	0	1	0	0	2
201	0	0	0	0	2	1	0	3
202	0	0	3	1	5	2	0	11
207	0	0	4	4	7	0	0	15
208	1	1	2	3	6	0	0	13
209	0	0	1	1	4	0	0	6
210	0	0	2	0	5	0	1	8
228	0	0	5	4	26	0	1	36
229	0	1	2	2	12	1	0	18
TOTAL**	1	2	20	15	68	4	2	112

* AAAA = Superior, AAA = Excellent, Ex. = Excellent, VG = Very Good, G = Good, F = Fair, P = Poor. These ratings should be viewed with caution.

** Condition was not noted for all buildings.

MISSION MODEL MASSACHUSETTS FOUNDATIONS



LOCATION OF POSSIBLE 236 - REHABILITATION STRUCTURES

MISSION MODEL NEIGHBORHOOD BOUNDARIES

SOURCE: S.F. MULTIPLE LISTING SERVICE
STANFORD COMMUNITY DEVELOPMENT STUDY, April, 1972

III. RENTS, TAXES, NET INCOME AND MAINTENANCE

The MLS cards for each building contained spaces for various information: the rents being charged in each flat or apartment, the amount of property taxes paid for each structure, the gross and net annual income of each building and how much money was spent for maintenance and repairs.

As Table D below indicates, many of these buildings seem to contain apartments with relatively reasonable rents. The range within a single size of unit is also broad.

According to comments on some MLS cards, low rents were often charged to long-term tenants. The apartments at the upper end of the rental range tended to be in units with views and/or which were in renovated Victorian buildings. An ominous notation was attached to many structures with apartments or flats in the lower rental range: "Rents are too low! Take over this building and raise the rents! Rents have not been increased for many years!" These realtors' comments hinted that present owners were stupid or cowardly and that new owners would be more "sensible" about potential income.

TABLE D

RENTS CHARGED IN BUILDINGS FOR SALE IN THE MISSION MODEL NEIGHBORHOOD

Unit Size (No. of Rooms)	Average Rent	Rent Range
1	$108	$ 50-195
2	96	30-160
3	120	65-185
4	129	50-300
5	154	85-250
6	170	100-255
7	175	110-300
8 or more	275	150-400

About 200 MLS slips indicated the amount of property tax paid on buildings for sale. Table E below shows the distribution of property taxes paid per unit in each census tract. The majority pay taxes of $200 to $400 per unit.

Another item on many MLS cards was a listing of the gross income--all rental revenues--and the net income--revenue minus expenses--for each building for sale. In most of the residential structures, net income was from 76 to 81 percent of gross income.

Under expenses the MLS cards usually listed only property taxes. Only two of the 200 which indicated gross and net income subtracted any amount at all for maintenance or repairs.

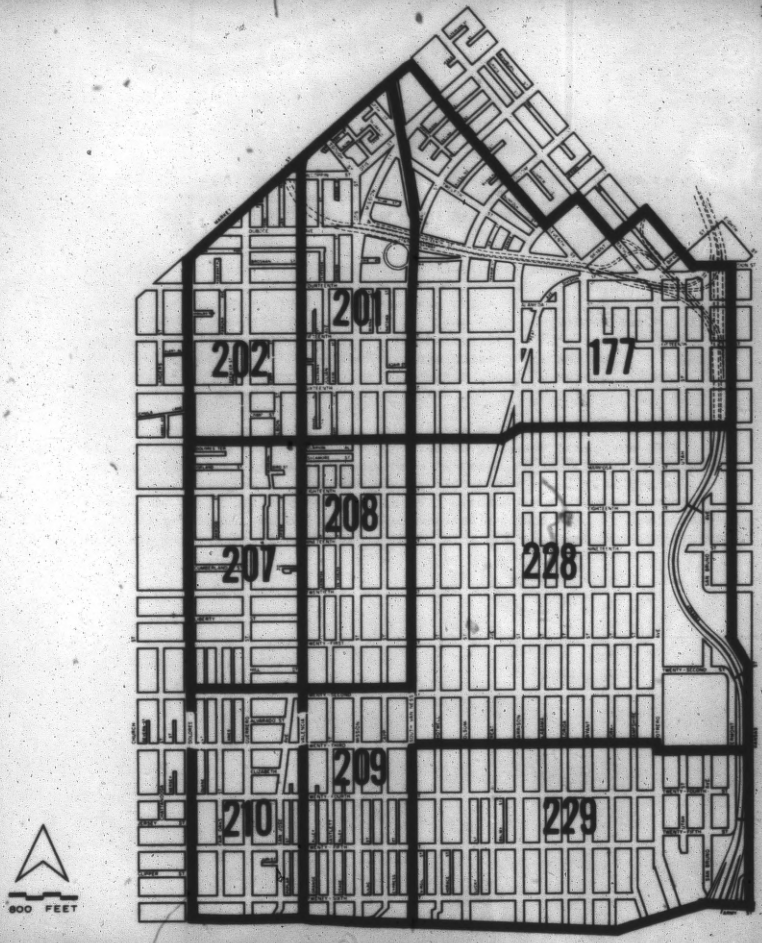
TABLE E

PROPERTY TAXES ON BUILDINGS FOR SALE IN THE MISSION MODEL NEIGHBORHOOD

Taxes Per Unit	Census Tract 177	201	202	207	208	209	210	228	229	Total**
$ 0-100	0	0	0	0	0	0	0	2	0	2
101-200	2	3	2	3	1	4	1	15	4	35
201-300	1	3	7	7	10	2	6	28	17	81
301-400	0	0	6	8	3	2	4	14	8	45
401-500	0	0	1	5	1	1	3	7	3	21
501-600	0	0	3	1	1	0	1	0	0	6
601-800	0	0	0	4	1	0	0	1	2	8
801 or more	0	0	0	1	1	0	0	0	1	3
TOTAL*	3	6	19	29	18	9	15	67	35	201

* Taxes were not available on the multiple listing slips for all buildings.

** Only residential buildings were included in this table, no mixed commercial-residential ones.



MISSION MODEL NEIGHBORHOOD CENSUS TRACTS

IV. PAST SALES IN THE MISSION MODEL NEIGHBORHOOD

The MLS also publishes quarterly reports about sales in San Francisco. Table F below shows the average selling price of single- and multi-family residential buildings in the Model Neighborhood between 1966 and March 31, 1972.

The prices paid for single-family homes fluctuated during the six-year study period, but generally declined from an average of $23,345 in 1966-68 to $22,000 in 1972. The purchase price for multi-unit buildings has increased steadily from $11,061 in 1966-68 to $13,010 in early 1972, with a minor fluctuation in 1971. Since the 1972 averages are only for the first quarter, the total year average sales price may well be higher than that in 1971. Owners tended to receive about 90 percent of what they initially asked for their buildings.

The MLS reported few vacant lots sold in the Model Neighborhood since 1966. However, a comparison between 1966-68 purchase price and 1972 asking price shows how land values have increased in the Model Neighborhood in only six years. In 1966 vacant residential land sold for an average of $3.79 per square foot; in 1972 owners are asking an average of $8.03 per square foot. In 1966 commercially-zoned land in the Mission sold for an average of $3.90 per square foot, while owners now are asking $17.26.

TABLE F

SALES PRICES OF RESIDENTIAL PROPERTIES IN THE MISSION MODEL NEIGHBORHOOD, 1966-72

Year	Average Price Single-Family	Percent of Asking Price*	Aver. Price/Unit Multi-Family	Percent of Asking Price
1966-68	$23,345		$11,061	
1969	25,638	94%	11,792	91%
1970	21,388	90%	12,020	94%
1971	26,490	93%	13,523	90%
1972**	22,000	94%	13,010	92%

* Not available 1966-1968

** First quarter only

APPENDICES

I. Residential Real Estate for Sale in the Mission Model Neighborhood.

II. Residential Properties for Sale Within the Section 236 Rehabilitation Cost Limits.

REAL ESTATE FOR SALE

IN THE

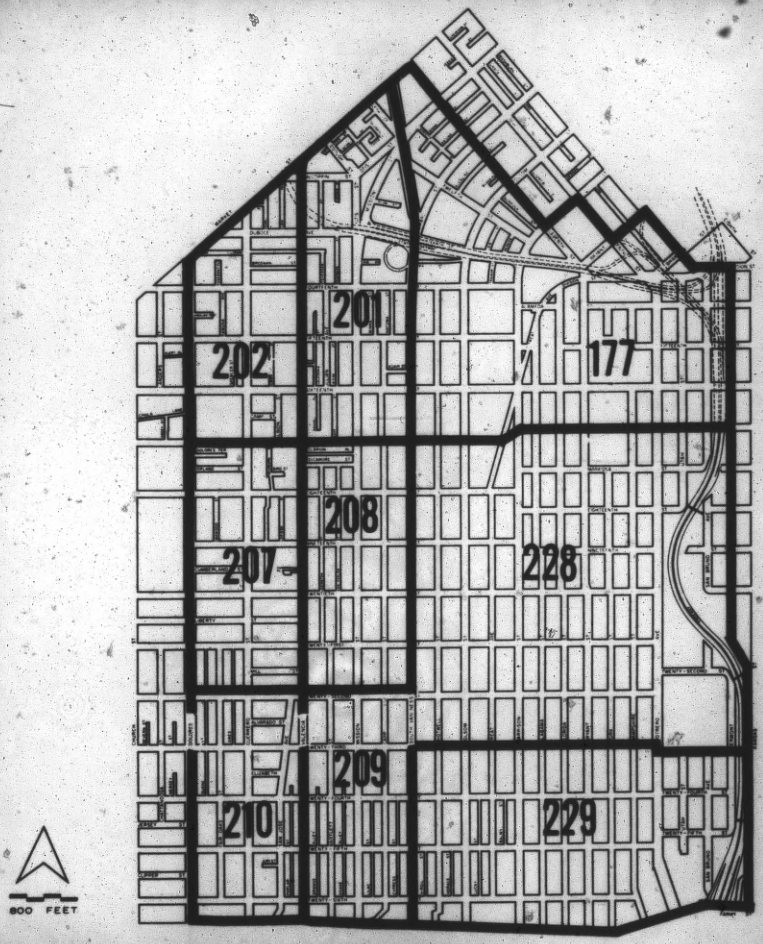
MISSION MODEL NEIGHBORHOOD

The San Francisco Multiple Listing Service indicated that the attached lists of vacant lots and residential properties were for sale March 17-20, 1972. Vacant lots are listed first, then mixed commercial-residential buildings, followed by residential-only structures. Each list is arranged by census tract and then by the size of the building. Census tract boundaries are defined in the map on the last page.

Where condition was noted, the following definitions should be used, but cautiously:

AAAA = Superior
AAA = Excellent
AA = Good

Ex = Excellent
VG = Very Good
G = Good
F = Fair
P = Poor



MISSION MODEL NEIGHBORHOOD CENSUS TRACTS

APPENDIX I

A. Vacant Lots for Sale in the Mission Model Neighborhood

Census Tract	Address	Price	Zoning	Size (in sq. ft.)	$/sq.ft.
207	3328-21st	$18,500	R-3	2900	$ 6.37
208	209 & 225 Capp	60,000	CM	6100	9.83
208	2155 Mission	240,000	CM,C-2	12,250	19.59
208	2246-2248 Mission	50,000	C-2	2000	25.00
208	2250 Mission	79,500	C-2	4000	19.87
208	2256 Mission	39,950	C-2	2000	19.97
208	147-149 San Carlos	20,000	C-2	2000	10.00
209	Nr. 324 Bartlett	50,000	R-3	2925	17.09
210	Nr. 1212 Guerrero	20,000	R-3	3125	6.40
229	2560 Bryant	18,500	R-3	2600	7.11
229	Nr. 2560 Bryant	18,500	R-3	2600	7.11
229	1216 Treat	19,750	R-3	2800	7.05
229	Nr. 1334 Utah	14,750	R-3	2975	4.95

Totals: 14 lots — 7 Residential, 7 Commercial

Residential lots: average size - 19,925 sq.ft.
average $/sq.ft. - $8.03

Commercial lots: average size - 28,350 sq.ft
average $/sq.ft. - $17.26

Source: San Francisco Multiple Listing Service search, March, 1972.

REAL ESTATE TRANSACTIONS

B. Mixed Commercial and Residential Properties for sale in the Mission Model Neighborhood.

Census Tract	Address	No. of housing units	No. of stores	Price	Condition (if noted)
177	2438 Alameda		3	$230,000	
177	415 S. Van Ness	4	2	69,000	
201	1764 Mission	1	1	28,750	G
201	2072 Mission (hotel)	20 rms.	1	85,000	
201	391 Valencia	42	5	320,000	G
201	401 Valencia (hotel)	72 rms.	3	400,000	G
201	535 Valencia	6	2	79,500	G
202	371 Guerrero	2	2	62,700	Ex.
202	377 Guerrero	2	2	59,700	Ex.
202	489 Guerrero	1	2	38,500	
202	483 - 14th St.	8	3	119,500	Ex.
202	1834 - 15th St.	5	1	59,500	
207	714 Valencia	6	1	84,950	
207	984 Valencia	1	1	60,000	
207	992 Valencia (hotel)	32 rms.	2	120,000	
207	3510 - 18th St.	7	1	139,500	VG
207	3410 - 22nd St.	10	5	125,000	F
208	1906 Mission (hotel)	37 rms.	2	59,950	VG
208	2234 Mission	4	1	81,950	VG
208	2284 Mission (hotel)	40 rms.	1	155,000	G
208	3345 - 19th St.	5	1	55,000	G
208	3338 - 22nd St.	4	1	47,950	
209	3450 Army	6	2	94,500	G
209	995 Capp	3	1	47,500	G-Ex.

(continued)

B-2

Census Tract	Address	No. of housing units	No. of stores	Price	Condition (if noted)
209	2970 Mission	4	1	$125,000	
209	3364 - 26th St.	2	2	38,000	Ex.
210	460 Fair Oaks	3		69,000	Ex.
210	200 San Jose (hotel)	8 rms.		38,500	
210	1492 Valencia	3	2	87,500	
210	3415 - 22nd St.	32	4	359,000	Ex.
210	3549 - 23rd St.	2 units; 1 rm.		34,950	AAA
228	2000-2030 Bryant	2	1	165,000	F-G
228	2398 Bryant	1	1	23,900	
228	2980 Folsom	3	2	79,500	
228	2401 Harrison	1	1	29,500	F
228	2498 Harrison	3	1	52,500	F
228	635 S. Van Ness	4	1	48,500	G
228	2679 - 21st St.	2	1	51,500	AA
228	3070 - 24th St.	6	2	59,500	
229	1190 Alabama	2	1	36,500	F
229	2500 Bryant	3	1	47,500	
229	2701 Bryant	1	1	42,500	
229	2635 - 23rd St.	8	2	99,500	Ex.
229	3049 - 24th St.	10	5	145,000	Ex.
229	3070 - 24th St.	6	2	59,500	G
229	3026 - 25th St.	5	1	79,950	

B-3

TOTAL MIXED BUILDINGS BY CENSUS TRACT

Census Tract	Total Bldgs.	Total Housing Units	Total Hotel Rooms	Total Stores	Total Price
177	2	4	0	5	$299,000
201	5	49	92	12	913,250
202	5	18	0	10	339,900
207	5	24	32	10	529,450
208	5	13	77	6	399,850
209	4	15	0	6	305,000
210	5	40	9	6	588,950
228	9	22	0	10	480,400
229	7	35	0	13	510,450
MODEL NEIGHBORHOOD TOTAL:	47 bldgs	220 units	210 hotel rooms	78 stores	$4,366,250

Source: San Francisco Multiple Listing Service search, March, 1972.

REAL ESTATE TRANSACTIONS

C. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
177	3	366 Utah	$45,950	$15,317	Ex
177	4	1454 - 15th St.	39,500	9,875	G
177	6	1930 Folsom	59,500	9,916	
201	2	147 Caledonia	19,950	9,975	G
201	3	1334 Natoma	29,950	9,983	G
201	3	340 S. Van Ness	39,500	13,166	F
201	3	521 Valencia	49,900	16,633	
201	4	1342 Minna	30,950	7,737	G
201	7	77-87 Capp & 37-45 Adair	159,000	22,714	
202	1	60 Albion (3 bedrm.)	25,950	25,950	
202	2	20 Albion	39,500	19,750	
202	2	153 Duboce	43,950	21,975	G
202	2	426 Guerrero	45,000	22,500	
202	2	84 Ramona	43,500	21,750	F
202	2	1822 - 15th	62,500	31,250	
202	3	176 Clinton Park	36,000	12,000	
202	3	389 Dolores	59,950	19,983	G
202	3	236 Guerrero	49,950	16,650	VG
202	3	286 Guerrero	53,000	17,666	
202	4	49 Albion	37,500	9,375	F
202	4	20 Elgin Park	51,950	12,987	G
202	5	330 Guerrero	55,000	11,000	
202	5	429 - 14th St.	59,950	11,990	G

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REAL ESTATE TRANSACTIONS

C-2. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
202	5	3520 - 17th St.	$69,500	$13,900	F
202	6	122 Albion	74,950	12,491	Ex
202	6	151 Albion	87,500	14,583	G
202	6	248 Guerrero	105,000	17,500	
202	10	166 Albion	129,950	12,995	Ex
202	12	131 Albion	125,000	10,416	Ex
207	1	48 Cumberland (3 Bedrm.)	49,500	49,500	Ex
207	1	54 Fair Oaks (2 Bedrm.)	49,950	49,950	Ex.
207	1	845 Guerrero (3 Bedrm.)	53,500	53,500	Ex
207	1	948 Guerrero (5 Bedrm.)	37,150	37,150	
207	2	59 Cumberland	41,500	20,750	
207	2	8 Dolores Terrace	32,950	16,475	
207	2	45 Dolores Terrace	38,900	19,450	VG
207	2	35 Dorland	41,000	20,500	Ex
207	2	643 Guerrero	46,950	23,475	
207	2	3628 - 18th	35,500	17,750	VG
207	2	3676 - 19th St.	37,950	18,975	VG
207	2	3350 - 22nd St.	27,500	13,750	G
207	2	3386 - 22nd St.	30,950	15,475	
207	3	9 Bird	75,000	25,000	Ex
207	3	791 Dolores	74,950	24,983	Ex
207	3	523 Guerrero	68,500	22,833	Ex
207	3	136 Linda	27,500	9,166	G
207	3	3683 - 19th St.	41,500	13,833	G

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REAL ESTATE TRANSACTIONS

C-3. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
207	4	5 Bird	$41,500	$10,375	G
207	4	3634 - 20th St.	79,000	19,750	Ex
207	4	3374 - 21st St.	38,500	9,625	VG outside P inside
207	5	615 Guerrero	53,950	10,790	
207	5	62 Oakwood	81,500	16,300	AAA
207	5	3660 - 20th	52,500	10,500	G
207	5	3672 - 20th	52,500	10,500	G
207	6	570 Guerrero	72,000	12,000	G
207	6	763 Guerrero	75,000	12,500	G
207	6	14 Liberty	149,500	24,916	
207	15	3525 - 17th St.	207,500	13,833	Ex
208	1	3525 Capp (3 Bedrm.)	31,500	31,500	
208	1	558 Capp (10 Bedrm.)	38,950	38,950	F
208	2	506 Capp	31,950	15,975	
208	2	371 Lexington	38,500	19,250	Ex
208	2	161 San Carlos	27,500	13,750	
208	2	171 San Carlos	46,950	23,475	VG
208	2	278 San Carlos	31,500	15,750	VG
208	2	24 Sycamore	29,500	14,750	G
208	2	3471 - 19th	43,000	21,500	AAAA
208	3	418 Capp	46,500	15,500	G
208	3	2 Lexington	32,500	10,833	G
208	3	338 San Carlos	34,500	11,500	
208	3	345 San Carlos	44,950	14,983	AAA

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REAL ESTATE TRANSACTIONS

C-4. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
208	3	3452 - 19th St.	$50,000	$16,666	
208	4	242 Capp	49,500	12,375	G
208	4	9 Lexington	47,200	11,800	Ex
208	4	23 Lexington	36,500	9,125	G
208	4	3436 - 18th	41,500	10,375	G
208	6	319 Capp	69,500	11,583	VG
209	2	428 Bartlett	29,500	14,750	Ex
209	2	763 Capp	35,950	17,975	G
209	2	843 Capp	28,950	14,475	G
209	2	1000 Capp	34,950	17,475	G
209	3	1006 Capp	45,000	15,000	
209	4	762 Capp	47,490	11,872	VG
209	4	1420 S. Van Ness	46,500	11,625	
209	9	899 Capp	90,000	10,000	G
209	30	324 Bartlett	315,000	10,500	
210	1	3 Elizabeth (3 Bedrm.)	31,950	31,950	
210	1	204 Fair Oaks (3 Bedrm.)	29,950	29,950	Ex
210	2	1153 Guerrero	37,500	18,750	
210	2	1401 Guerrero	37,000	18,500	G
210	2	120 San Jose	27,500	13,750	P
210	3	161 Fair Oaks	49,000	16,333	G
210	3	1111 Guerrero	48,500	16,166	
210	3	311 San Jose	46,950	15,650	

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REAL ESTATE TRANSACTIONS

C-5 - Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
210	4	143 Fair Oaks	$62,000	$15,500	Ex
210	4	855 San Jose	57,500	14,375	
210	4	3621 - 26th St.	36,950	9,237	
210	6	991 Dolores	99,000	16,500	G
210	6	3721 - 25th	89,000	14,833	G
210	7	1166 Valencia & 69 San Jose	96,500	13,785	Ex
210	8	1130 Guerrero	79,500	9,937	
210	12	1265 Dolores	250,000	20,833	G
228	1	1083 Alabama (3 Bedrm.)	21,700	21,700	
228	1	719 Florida (4 Bedrm.)	18,000	18,000	G
228	1	854 Florida (3 Bedrm.)	22,950	22,950	
228	1	878 Hampshire (4 Bedrm.)	24,500	24,500	
228	1	780 Potrero (4 Bedrm.)	28,500	28,500	
228	1	2627 - 20th (3 Bedrm.)	24,950	24,950	P
228	1	2920 - 22nd (2 Bedrm.)	22,500	22,500	
228	2	853 Alabama	27,500	13,750	VG
228	2	923 Alabama	32,500	16,250	
228	2	938 Alabama	29,950	14,975	G
228	2	2623 Folsom	23,000	11,500	
228	2	705 Hampshire	37,500	18,750	
228	2	1099 Hampshire	28,950	14,475	
228	2	515 Potrero	31,000	15,500	
228	2	335 Shotwell	33,500	16,750	G
228	2	643 Shotwell	32,950	16,475	

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REAL ESTATE TRANSACTIONS

C-6. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
228	2	646 Shotwell	$27,950	$13,975	
228	2	785 Treat	27,000	13,500	G
228	2	566 Vermont	27,500	13,750	G-F
228	2	612 Vermont	42,950	21,475	Ex-VG
228	2	627 York	26,000	13,000	G
228	2	629 York	19,950	9,975	
228	2	3271 - 20th	27,950	13,975	G
228	2	2651 - 21st	30,950	15,475	
228	2	2670 - 22nd	36,000	18,000	G
228	2	2951 - 22nd	28,950	14,475	
228	2	2222 - 23rd	24,950	12,475	G
228	2	2804 - 23rd	27,000	13,500	G
228	2	2904 - 23rd	59,950	29,975	
228	3	971 Alabama	24,950	8,316	G
228	3	2237 Bryant	35,000	11,666	G
228	3	2306 Bryant	31,500	10,500	Ex
228	3	2395-2399 Bryant	79,950	26,650	
228	3	1050 Florida	21,750	7,250	G
228	3	2445 Folsom	39,500	13,166	G
228	3	2512 Folsom	39,500	13,166	
228	3	672 Hampshire	27,750	9,250	G
228	3	797 Hampshire	35,000	11,666	
228	3	358 Shotwell	38,500	12,833	
228	3	632 Shotwell	36,500	12,166	

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REAL ESTATE TRANSACTIONS

C-7. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
228	3	642 Shotwell	$32,950	$10,983	G
228	3	654 Vermont	47,500	15,833	VG
228	3	816 York	29,000	9,666	Ex
228	3	1039 York	25,950	8,650	G
228	3	2812 - 21st	37,450	12,483	VG
228	3	2762 - 22nd	31,950	10,650	G
228	3	2974 - 22nd	35,000	11,666	
228	4	1090 Hampshire	53,500	13,375	G
228	4	2400 Hampshire	74,950	18,737	
228	4	534 Shotwell	36,500	9,125	
228	4	700 Shotwell	64,950	16,237	Ex
228	4	712 Shotwell	52,000	13,000	
228	4	805 S. Van Ness	67,000	16,750	G
228	4	859 S. Van Ness	35,000	8,750	G
228	4	2501 - 19th	67,000	16,750	
228	4	3057 - 21st St.	65,950	16,487	
228	4	2810 - 22nd	36,950	9,237	
228	4	2821 - 22nd	39,950	9,987	G
228	5	459 Potrero	27,500	5,500	VG
228	5	952 Potrero	79,500	15,900	VG
228	5	936 York	49,500	9,900	
228	6	992 Florida	50,500	8,416	
228	6	2485 Folsom	69,950	11,658	G

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REAL ESTATE TRANSACTIONS

C-8. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
228	6	619 Shotwell	$83,000	$13,833	G
228	6	864 Treat	55,000	9,166	VG
228	6	2936 - 22nd	69,500	11,583	G
228	7	610 Shotwell	65,000	9,285	G
228	8	2541 Folsom	109,000	13,625	Ex
228	9	2612 Folsom	69,500	7,722	
228	12	2104 Folsom	82,500	6,875	G
228	30	1065 S. Van Ness	420,000	14,000	Ex
229	1	1332 Alabama (1 Bedrm.)	13,500	13,500	
229	1	1479 Alabama (2 Bedrm.)	23,950	23,950	
229	1	1346 Florida (2 Bedrm.)	19,950	19,950	
229	1	1343 Hampshire (4 Bedrm.)	21,500	21,500	G
229	1	2880 Harrison (2 Bedrm.)	24,500	24,500	Ex
229	1	175 Lucky (2 Bedrm.)	15,500	15,500	
229	1	1152 Potrero (1 Bedrm.)	25,000	25,000	
229	1	926 Shotwell (3 Bedrm.)	49,500	49,500	Ex
229	1	1371 S. Van Ness (1 Bed.)	55,000	55,000	AAA
229	1	2763 - 23rd (3 Bedrm.)	18,950	18,950	
229	1	2325 - 25th (2 Bedrm.)	20,950	20,950	
229	1	2990 - 25th (3 Bedrm.)	39,500	39,500	Ex
229	2	1164 Alabama	26,500	13,250	G
229	2	1236 Alabama	28,950	14,475	G

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REAL ESTATE TRANSACTIONS

C-9. Residential Buildings for sale in the Mission Model Neighborhood

Census Tract	No. of Units	Address	Price	Price per Unit	Condition (if noted)
229	2	2645 Bryant	$28,500	$14,250	VG
229	2	1269 Florida	32,950	16,475	G
229	2	2941 Folsom	36,950	18,475	Ex
229	2	1277 Hampshire	35,750	17,875	
229	2	2886 Harrison	28,500	14,250	
229	2	1403 San Bruno	29,950	14,975	G
229	2	1336 Vermont	29,500	14,750	
229	2	2871 - 23rd	25,500	12,750	
229	2	2209 - 24th	22,950	11,475	
229	2	3171 - 24th	34,950	17,475	G
229	2	3019 - 25th	32,950	16,475	G
229	2	2957 - 26th	34,950	17,475	G
229	3	2773 Bryant	42,500	14,166	
229	3	2814 Harrison	39,950	13,316	
229	3	2844, Harrison	39,750	13,250	G
229	3	1348 San Bruno	43,500	14,500	VG
229	3	1026 Shotwell	42,500	14,166	G
229	3	2781 - 23rd St.	32,500	10,833	G
229	4	2705 Bryant	59,950	14,987	
229	4	1390 Utah & 2740 - 25th	47,950	11,987	G
229	5	2425 - 24th	49,500	9,900	F
229	7	1427 S. Van Ness	65,000	9,285	Ex
229	10	1015 Shotwell	120,000	12,000	AAA

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REAL ESTATE TRANSACTIONS

C-10. Residential Buildings for Sale in the Mission Model Neighborhood.

Totals for census tracts and MMNA, by number of units in buildings.

Census Tract	Building Size	Total No. of Bldgs.	Total No. of Units	Average Price per Unit
177	3 units	1	3	$15,317
177	4 units	1	4	9,875
177	6 units	1	6	9,916
201	2	1	2	9,975
201	3	3	9	13,261
201	4	1	4	7,737
201	7	1	7	22,714
202	1	1	1	25,950
202	2	5	10	23,445
202	3	4	12	16,575
202	4	2	8	11,181
202	5	3	15	12,297
202	6	3	18	14,858
202	10	1	10	12,995
202	12	1	12	10,416
207	1	4	4	47,525
207	2	9	18	18,511
207	3	5	15	19,163
207	4	3	12	13,250
207	5	4	20	12,023
207	6	3	18	16,472
207	15	1	15	13,833
208	1	2	2	35,225
208	2	7	14	17,779

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REAL ESTATE TRANSACTIONS

C-11. Residential Buildings for Sale in the Mission Model Neighborhood.

Totals for census tracts and MMNA, by number of units in buildings.

Census Tract Census Tract	Building Size	Total No. of Bldgs.	Total No. of Units	Average Price per Unit
208	3 units	5	15	$13,897
208	4	4	16	10,919
208	6	1	6	11,583
209	2	4	8	16,169
209	3	1	3	15,000
209	4	2	8	11,749
209	9	1	9	10,000
209	30	1	30	10,500
210	1	2	2	30,950
210	2	3	6	17,000
210	3	3	9	16,050
210	4	3	12	13,038
210	6	2	12	15,667
210	7-8	2	15	11,733
210	12	1	12	20,833
228	1	7	7	23,300
228	2	22	44	15,544
228	3	18	54	12,031
228	4	11	44	13,494
228	5	3	15	10,433
228	6	5	30	10,932
228	7-9	3	24	10,146
228	12-30	2	42	11,964

(cont'd. from previous page) REAL ESTATE TRANSACTIONS

C-12. Residential Buildings for Sale in the Mission Model Neighborhood.

Totals for census tracts and MMNA, by number of units in buildings.

Census Tract	Building Size	Total No. of Bldgs.	Total No. of Units	Average Price per Unit
229	1 unit	12	12	$27,317
229	2 units	14	28	15,316
229	3 units	6	18	13,372
229	4	2	8	13,488
229	5	1	5	9,900
229	7-10	2	17	10,882

MODEL NEIGHBORHOOD TOTALS

Building Size	Total No. of Bldgs.	Total No. of Units	Average Price per Unit
1	28	28	$31,711
2	65	130	16,717
3	46	138	14,963
4	29	116	11,637
5	11	55	11,163
6	15	90	13,238
7-10	10	82	13,078
12-30	6	111	13,509

APPENDIX II

ADDRESS, SIZE, PRICE AND CONDITION OF RESIDENTIAL PROPERTIES WITHIN THE SECTION 236 REHABILITATION COST LIMITS

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
Census Tract: 177					
366 Utah	3	3-6 rm.	$45,950	$15,317	Ex.
1454 15th St.	4	2-3 rm.) 2-4 rm.)	39,500	9,875	G
1930 Folsom	6	6-4 rm.	59,500	9,916	
Census Tract: 201					
147 Caledonia	2	2-4 rm.	19,950	9,975	G
1334 Natoma	3	2-5 rm.) 1-6 rm.)	29,950	9,983	G
340 S. Van Ness	3	2-3 rm.) 1-4 rm.)	39,500	13,166	F
521 Valencia	3	2-5 rm.) 1-6 rm.)	49,900	16,633	
1342 Minna	4	4-3 rm.	30,950	7,737	
Census Tract: 202					
60 Albion	1	1-7 rm.	25,950	25,950	
153 Duboce	2	1-5 rm.) 1-6 rm.)	43,950	21,975	G
426 Guerrero	2	1-6 rm.) 1-7 rm.)	45,000	22,500	
84 Ramona	2	2-5 rm.	43,500	21,750	

Census Tract: 202 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
176 Clinton Park	3	1-3 rm.) 1-5 rm.) 1-6 rm.)	$36,000	$12,000	
389 Dolores	3	2-6 rm.) 1-7 rm.)	59,950	19,983	G
236 Guerrero	3	3-6 rm.	49,950	16,650	VG
286 Guerrero	3	2-6 rm.) 1-7 rm.)	53,000	17,666	
49 Albion	4	2-3 rm.) 2-4 rm.)	37,500	9,375	F
20 Elgin Park	4	2-2 rm.) 1-3 rm.) 1-4 rm.)	51,950	12,987	G
330 Guerrero	5	4-3 rm.) 1-5 rm.)	55,000	11,000	
429 14th St.	5	4-3 rm.) cottage) ? rm.)	59,950	11,990	G
3520 17th St.	5	2-4 rm.) 3-5 rm.)	69,500	13,900	F
122 Albion	6	6-4 rm.	74,950	12,491	Ex.
151 Albion	6	6-3 rm.	87,500	14,583	G
166 Albion	10	8-2 rm.) 2-6 rm.)	129,950	12,995	Ex.
131 Albion	12	11-2 rm.) 1-3 rm.)	125,000	10,416	Ex.

Census Tract: 207

59 Cumberland	2	1-5 rm.) 1-6 rm.)	41,500	20,750	
8 Dolores Terrace	2	2-4 rm.	32,950	16,475	
45 Dolores Terrace	2	2-4 rm.	38,900	19,450	VG
643 Guerrero	2	1-5 rm.) 1-7 rm.)	46,950	23,475	
3628 18th St.	2	2-4 rm.	35,500	17,750	VG

Census Tract: 207 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
3676 19th St.	2	2-6 rm.	$37,950	$18,975	VG
3350 22nd St.	2	1-4 rm.) 1-5 rm.)	27,500	13,750	G
791 Dolores	3	1-5 rm.) 2-6 rm.)	74,950	24,983	Ex.
523 Guerrero	3	2-6 rm.) 1-7 rm.)	68,500	22,833	Ex.
136 Linda	3	1-2 rm.) 2-3 rm.)	27,500	9,166	G
5 Bird	4	4-3 rm.	41,500	10,375	G
3634 20th St.	4	2-4 rm.) 2-5 rm.)	79,000	19,750	Ex.
3374 21st St.	4	2-3 rm.) 1-4 rm.) 1-6 rm.)	38,500	9,624	VG-outside P-inside
614 Guerrero	5	1-2 rm.) 4-4 rm.)	53,950	10,790	
62 Oakwood	5	3-3 rm.) 2-4 rm.)	81,500	16,300	
3660 20th St.	5	2-3 rm.) 3-4 rm.)	52,500	10,500	G
3672 20th St.	5	1-2 rm.) 3-3 rm.) 1-4 rm.)	52,500	10,500	G
570 Guerrero	6	6-3 rm.	72,000	12,000	G
763 Guerrero	6	6-4 rm.	75,000	12,500	G
3525 17th St.	15	1-2 rm.) 14-3 rm)	207,500	13,833	Ex.

Census Tract: 208

337 Capp	1	1-6 rm.	31,500	31,500	
506 Capp	2	1-5 rm.) 1-6 rm.)	31,950	15,975	

Census Tract: (208 Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
371 Lexington	2	2-4 rm.	$38,500	$19,250	Ex.
161 San Carlos	2	2-3 rm.	27,500	13,750	
171 San Carlos	2	2-6 rm.	46,950	23,475	VG
278 San Carlos	2	2-5 rm.	31,500	15,750	VG
24 Sycamore	2	1-3 rm.) 1-4 rm.)	29,500	14,750	G
3471 19th St.	2	2-5 rm.	43,000	21,500	AAAA
418 Capp	3	3-6 rm.	46,500	15,500	G
2 Lexington	3	1-2 rm.) 1-3 rm.) 1-4 rm.)	32,500	10,833	G
338 San Carlos	3	2-1 rm.) 1-2 rm.)	34,500	11,500	
345 San Carlos	3	3-4 rm.	44,950	14,983	AAA
3452 19th St.	3	2-5 rm.) 1-6 rm.)	50,000	16,666	
242 Capp	4	1-4 rm.) 1-6 rm.) 2-7 rm.)	49,500	12,375	G
9 Lexington	4	4-3 rm.	47,200	11,800	Ex.
23 Lexington	4	2-2 rm.) 2-5 rm.)	36,500	9,125	G
3436 18th St.	4	4-3 rm.	41,500	10,375	G
319 Capp	6	6-4 rm.	69,500	11,583	VG
Census Tract: 209					
428 Bartlett	2	2-4 rm.	29,500	14,750	Ex.
763 Capp	2	1-6 rm.) 1-7 rm.)	35,950	17,975	G
843 Capp	2	1-3 rm.) 1-4 rm.)	28,950	14,475	G

Census Tract: 209 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
1000 Capp	2	2-5 rm.	$34,950	$17,475	G
1006 Capp	3	3-5 rm.	45,000	15,000	
762 Capp	4	2-3 rm.) 2-4 rm.)	47,490	11,872	VG
1420 S. Van Ness	4	2-3 rm.) 2-5 rm.)	46,500	11,625	
899 Capp	9	9-3 rm.	90,000	10,000	G
324 Bartlett	30	30-2 rm.	315,000	10,500	
Census Tract: 210					
1153 Guerrero	2	1-5 rm.) 1-6 rm.)	37,500	18,750	
1401 Guerrero	2	1-2 rm.) 1-4 rm.)	37,000	18,500	G
120 San Jose	2	2-4 rm.	27,500	13,750	F
161 Fair Oaks	3	3-6 rm.	49,000	16,333	G
1111 Guerrero	3	3-6 rm.	48,500	16,166	
311 San Jose	3	2-3 rm.) 1-5 rm.)	46,950	15,650	
143 Fair Oaks	4	4-3 rm.	62,000	15,500	Ex.
3621 26th St.	4	1-2 rm.) 2-4 rm.) 1-5 rm.)	36,950	9,237	
991 Dolores	6	2-1 rm.(N.E.) 3-2 rm.(E.) 1-3 rm.(E.)	99,000	16,500	
3721 25th St.	6	6-3 rm.	89,000	14,833	G
1166 Valencie & 69 San Jose	7	7-4 rm.	96,500	13,785	Ex.
1130 Guerrero	8	5-3 rm.) 3-4 rm.)	79,500	9,937	

Census Tract: 210 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
1265 Dolores	12	8-3 rm.(N.E.) 4-4 rm.(E.)	$250,000	$20,833	G
Census Tract No. 228					
1083 Alabama	1	1-5 rm.	21,700	21,700	
719 Florida	1	1-7 rm.	18,000	18,000	G
854 Florida	1	1-6 rm.	22,950	22,950	
878 Hampshire	1	1-6 rm.	24,500	24,500	
780 Potrero	1	1-6 rm.	28,500	28,500	
2627 20th St.	1	1-5 rm.	24,950	24,950	
2920 22nd St.	1	1-4 rm.	22,500	22,500	
853 Alabama	2	2-2 rm.	27,500	13,750	VG
923 Alabama	2	1-5 rm.) 1-6 rm.)	32,500	16,250	
938 Alabama	2	1-4 rm.) 1-5 rm.)	29,950	14,975	
2623 Folsum	2	1-4 rm.) 1-6 rm.)	23,000	11,500	
705 Hampshire	2	1-4 rm.) 1-5 rm.)	37,500	18,750	
1099 Hampshire	2	2-5 rm.	28,950	14,475	
515 Potrero	2	1-4 rm.) 1-5 rm.)	31,000	15,500	
335 Shotwell	2	1-3 rm.) 1-5 rm.)	33,500	16,750	G
643 Shotwell	2	2-6 rm.	32,950	16,475	
646 Shotwell	2	2-6 rm.	27,950	13,975	
785 Treat	2	2-4 rm.	27,000	13,500	G
566 Vermont	2	2-5 rm.	27,500	13,750	G-F
627 York	2	1-3 rm.) 1-4 rm.)	26,000	13,000	G

Census Tract: 228 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
629 York	2	2-5 rm.	$19,950	$ 9,975	
3271 20th St.	2	1-4 rm.) 1-5 rm.)	27,950	13,975	G
2651 21st St.	2	1-4 rm.) 1-5 rm.)	30,950	15,475	
2670 22nd St.	2	2-6 rm.	36,000	18,000	G
2951 22nd St.	2	1-6 rm.) 1-7 rm.)	28,950	14,475	
2222 23rd	2	1-4 rm.) 1-5 rm.)	24,950	12,475	G
2804 23rd St.	2	2-4 rm.	27,000	13,500	G
971 Alabama	3	1-3 rm.) 1-4 rm.) 1-5 rm.)	24,950	8,316	
2237 Bryant	3	1-1 rm.) 1-4 rm.) 1-5 rm.)	35,000	11,666	G
2306 Bryant	3	1-3 rm.) 2-4 rm.)	31,500	10,500	Ex.
2395-2399 Bryant	3	3-6 rm.	79,950	26,650	
1050 Florida	3	3-3 rm.	21,750	7,250	G
2445 Folsum	3	2-1 rm.) 1-3 rm.)	39,500	13,166	G
2512 Folsum	3	3-6 rm.	39,500	13,166	
672 Hampshire	3	1-3 rm.) 2-4 rm.)	27,750	9,250	
797 Hampshire	3	3-3 rm.	35,000	11,666	
358 Shotwell	3	2-5 rm.) 1-6 rm.)	38,500	12,833	
632 Shotwell	3	1-3 rm.) 1-4 rm.) 1-5 rm.)	36,500	12,166	
642 Shotwell	3	1-2 rm.) 1-4 rm.) 1-5 rm.)	32,950	10,983	G

Census Tract: 228 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
816 York	3	1-3 rm.) 2-5 rm.)	$29,000	$ 9,666	Ex.
1039 York	3	2-3 rm.) 1-4 rm.)	25,950	8,650	G
2812 21st St.	3	3-5 rm.	37,450	12,483	VG
2762 22nd St	3	3-5 rm.	31,950	10,650	G
2974 22nd St.	3	3-5 rm.	35,000	11,666	
1090 Hampshire	4	4-4 rm.	53,500	13,375	G
2400 Harrison	4	4-4 rm.	74,950	18,737	
534 Shotwell	4	1-2 rm.) 1-3 rm.) 1-4 rm.) 1-5 rm.)	36,500	9,125	
700 Shotwell	4	4-3 rm.	64,950	16,237	Ex.
712 Shotwell	4	1-3 rm.) 2-4 rm.) 1-5 rm.)	52,000	13,000	
805 S. Van Ness	4	4-5 rm.	67,000	16,750	G
859 S. Van Ness	4	1-2 rm.) 2-3 rm.) 1-5 rm.)	35,000	8,750	G
2501 19th St.	4	4-4 rm.	67,000	16,750	
3057 21st St.	4	4-3 rm.	65,950	16,487	
2810 22nd St.	4	4-3 rm.	36,950	9,237	
2821 22nd St.	4	4-3 rm.	39,950	9,987	G
459 Potrero	5	1-4 rm.) 1-5 rm.) 3-7 rm.)	27,500	5,500	VG
936 York	5	1-1 rm.) 1-4 rm.) 3-5 rm.)	49,500	9,900	

Census Tract: 228 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
992 Florida	6	6-4 rm.	$50,500	$ 8,416	
2485 Folsum	6	6-3 rm.	69,950	11,658	G
619 Shotwell	6	5-5 rm.) 1-? rm.)	83,000	13,833	G
864 Treat	6	5-1 rm.) 1-2 rm.)	55,000	9,166	VG
2936 22nd St.	6	6-4 rm.	69,500	11,583	G
2541 Folsum	8	8-3 rm.	109,000	13,625	Ex.
2612 Folsum	9	1-2 rm.) 5-3 rm.) 2-4 rm.) 1-5 rm.)	69,500	7,722	
2104 Folsum	12	12-4 rm.	82,500	6,875	G
1065 S. Van Ness	30	30-3 rm.	420,000	14,000	Ex.
Census Tract: 229					
1332 Alabama	1	1-3 rm.	13,500	13,500	
1479 Alabama	1	1-5 rm.	23,950	23,950	
1346 Florida	1	1-4 rm.	19,950	19,950	
1343 Hampshire	1	1-7 rm.	21,500	21,500	G
175 Lucky	1	1-5 rm.	15,500	15,500	
2763 23rd St.	1	1-5 rm.	18,950	18,950	
2325 25th St.	1	1-5 rm.	20,950	20,950	
1164 Alabama	2	1-5 rm.) 1-6 rm.)	26,500	13,250	G
1236 Alabama	2	1-5 rm.) 1-6 rm.)	28,950	14,475	G
2645 Bryant	2	2-4 rm.	28,500	14,250	VG
1269 Florida	2	1-4 rm.) 1-5 rm.)	32,950	16,475	G

Census Tract: 229 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
2941 Folsum	2	1-5 rm.) 1-6 rm.)	$36,950	$18,475	Ex.
1277 Hampshire	2	1-5 rm.) 1-6 rm.)	35,750	17,875	
2886 Harrison	2	1-4 rm.) 1-5 rm.)	28,500	14,250	
1403 San Bruno	2	2-5 rm.	29,950	14,975	G
1336 Vermont	2	1-5 rm.) 1-6 rm.)	29,500	14,750	
2871 23rd St.	2	2-3 rm.	25,500	12,750	
2209 24th St.	2	2-6 rm.	22,950	11,475	
3171 24th St.	2	1-5 rm.) 1-9 rm.)	34,950	17,475	G
3019 25th St.	2	1-5 rm.)	32,950	16,475	
2957 26th St.	2	2-5 rm.	34,950	17,475	
2773 Bryant	3	2-5 rm.) 1-6 rm.)	42,500	14,166	
2814 Harrison	3	3-6 rm.	39,950	13,316	
2844 Harrison	3	2-5 rm.) 1-6 rm.)	39,750	13,250	G
1348 San Bruno	3	1-2 rm.) 2-6 rm.)	43,500 42,500	14,500	VG
1026 Shotwell	3	3-5 rm.	42,500	14,166	G
2781 23rd St.	3	1-2 rm.) 1-4 rm.) 1-7 rm.)	32,500	10,833	G
2705 Bryant	4	2-3 rm.) 2-4 rm.)	59,950	14,987	
1390 Utah & 2740 25th St.	4	2-3 rm.) 1-5 rm.) 1-6 rm.)	47,950	11,987	G

Census Tract: 229 (Contd)

Address	No. of Units	Size of Units	Total Price	Price Per Unit	Condition (if noted)
2425 24th St.	5	1-2 rm.) 4-3 rm.	$49,500	$ 9,900	F
1427 S. Van Ness	7	3-2 rm.) 3-3 rm.) 1-4 rm.)	65,000	9,285	Ex.
1015 Shotwell	10	7-3 rm.) 3-4 rm.)	120,000	12,000	AAA

S.F.DIST. MISSION. IMMIGRATION

SAN FRANCISCO DISTRICTS

MISSION. IMMIGRATION

SAN FRANCISCO PLANNING AND URBAN RENEWAL ASSOCIATION
126 Post Street, San Francisco 94108 781-8726

August, 1970

IMPACT OF IMMIGRATION ON CHINATOWN AND THE MISSION DISTRICT

A little more than a year ago the San Francisco Planning Department completed a reported entitled An Action Program for Chinatown. Designed primarily for use by Mayor Joseph L. Alioto in detailing a case for increased and new federal funding, the report for the first time in San Francisco's social history revealed the extreme conditions existing in Chinatown. Mayor Alioto, in the course of several trips to Washington, used the report as a case to make eloquent but vain pleas for better federal programs to meet the alarming ghetto conditions in Chinatown - conditions created and exacerbated in large measure by federal immigration legislation.

A year has passed, and 1,000 more Chinese immigrants have settled in San Francisco, many of whom will not get the initial help they need. A year has passed and a lack of federal responsibility for relieving the local impact of national immigration policies has surely sown the seeds of yet another minority generation that may, because of inadequate English language proficiency, be locked into a subsidized poverty of lifelong duration.

How bad are the conditions? In that area defined as Chinatown (roughly bounded by Bush, California and Sacramento Streets on the south, the Embarcadero and Sansome on the east, Chestnut, Columbus Avenue and Filbert Street on the north, and Van Ness on the west) 50% of the total population is Chinese. According to the 1960 census (now ten years old and undoubtedly inaccurate in some areas) the total population for this area was 55,091. The core area, where most of the serious problems occur and which will be the focus of this report, had a 1960 population of 9,329, 90% of whom were Chinese. It is bounded by Mason, Pacific, Kearny and California. In this core area the median income was $4,484, $2,200 below the Citywide median. This sector also has the lowest educational achievement with an astonishingly low median of only two completed school years. This compares with an overall City median of twelve school years. Understandably then, male unemployment in Chinatown totaling almost 13% in 1960 was twice the comparative Citywide figure.

While these dismal statistics were extracted from 1960 census information, subsequent investigations indicated that conditions have not improved. For instance, since 1960 the rate of new immigration arrivals, through liberalized federal legislation, has roughly tripled from 400 per year to 1200. In addition 2,220 refugees from Hong Kong were paroled into San Francisco during the period from 1963 to 1966 as a result of a Presidential executive order. Thus from 1960 to 1968 San Francisco added to its alien Chinese population approximately 8,200 individuals. But, commensurate reinforced public resources have not been provided to handle this burden upon an already depressed community. At the time of the taking of the 1960 census, overcrowing of existing housing facilities was three times more prevalent in Chinatown than in the rest of San Francisco. Recent immigration cited above has no doubt made that problem more acute. In the core of Chinatown, two-thirds of the housing units were in 1960 deemed substandard, and yet despite a Citywide code enforcement program aimed at the worst building violations, it is probable that the number of substandard units has increased rather than diminished.

Poverty in Public Facilities

In a report published in June of 1969 entitled The Chinatown Recreation Crisis, several concerned Asian students at the University of California performed their own exhaustive study on available public facilities in San Francisco's Chinatown. The students found that the Chinatown core plus its close-in residential support areas contained 31,329 people. In this expanded area there are only 4.58 acres available for recreational use. This works out to 6,820 people per acre and must be compared with the Citywide average of 1,530 residents per acre of residential area. Thus 4-1/2 times more people must rely on each overall recreational acre in Chinatown than Citywide.

In the Chinatown Recreation Crisis report, the students found that Chinatown had by far the highest density of youth of any area in the City. So, despite a density of young people twice that of any other youth-impacted city district, recreational facilities in Chinatown on a user-acreage basis are something less than one-twentieth of that which is considered normal in San Francisco. Undoubtedly this lack of facilities in Chinatown is the cause for the City's Recreation and Park Department allocating only 10 cents per person for Chinatown's recreational budget, whereas on a Citywide average the recreational budget is 67 cents per capita. Yet another measurement is a per capita recreation expenditure per youth (rather than per person, which includes infants, young, middle-aged and elderly). Using this more precise measurement, the youth of Chinatown received an average City recreation allowance over the last eight years of 14 cents each. Compare this, if you will, with a Citywide allocation of $2.15 per youth per year.

The litany of problems is not yet complete. A recitation of health care, or lack of it, brings even more into focus both an acute need for health services and a means by which to communicate their availability to people who shrink in fear from authority. The Public Health Department, the Economic Opportunity Council and the Department of Social Services have all duly noted mental and physical health services inadequacies. A large unmet need is indicated by an inordinately high tuberculosis rate and an abnormally high suicide rate, high even for San Francisco, which has an incidence three times the national average. Suicides occur with a disproportionate frequency among the newly immigrant young people and the well aged. The City Planning Department in its report suggests causes for this tragically high incidence of suicide:

> "In each case susceptibility to suicide is heightened by fears and perceptions of rejection, especially among the young, and inability to adjust in the elderly."

One particular physical health problem is dental care deficiencies concentrated in the young. Again, the San Francisco Planning Department finds that:

> "....within that group it is not unusual for an immigrant teenager to have a dozen damaged or decayed teeth. The problem is less severe among native born youth."

The Planning Department's Recommended Programs

The Planning Department report, An Action Program for Chinatown, which provided background information for much of this publication, was made in cooperation with the School District, the Department of Public Works, and the San Francisco Housing Authority. It concluded that specific urgently needed remedial proposals should be swiftly instituted. These included the following, with the $ allocations for each representing operating costs where so identified:

1.	Comprehensive Education Program	$3,550,000	annual operating costs
2.	Health Care Pilot Program	2,000,000	" " "
3.	Community Mental Health Program	800,000	construction costs
4.	Chinese Hospital	6,000,000	" "
5.	Low Rent Public Housing	14,000,000	" "
	Public Leasing Program	606,480	annual operating costs
6.	Bilingual Social Service Field Staff	86,000	" "
7.	Comprehensive Planning Study of Chinatown	250,000	total study cost

Even now, the City, with the modest means at its disposal, is constructing a district health center, a mini-park, and has instituted a dental care program in the schools serving Chinatown. But these efforts, laudable though they are, must, in the face of the total needs, be characterized as only a beginning.

Initial examination of new program funds may give rise to charges that the amounts are excessive, and that another precedent for federal funding is being established. In reality the precedent has long been established. San Francisco may be said to have been short-changed in its failure to receive much greater federal aid for its newly immigrant.

A Prototype

When the Cuban revolution produced an artificial emigration from that island, the President in 1961 established a program to assist Cuban refugees. It was conducted under the Mutual Security Act of 1954 and the Foreign Assistance Act of 1961, and in 1962 it was regularized by an Act of Congress called the Migration and Refugees Assistance Act. This program is now administered by the Department of Health, Education and Welfare, by which the following services are provided Cuban refugees in the U.S.:

1. State and private welfare agencies provide to needy refugees on a reimbursable (from H.E.W.) basis financial assistance, hospitalization, surplus food, and care for unaccompanied children.

2. Through contacts with various agencies, refugees are provided homes and jobs in areas other than Miami. Resettlement is one of the services.

3. Select training is provided to equip the refugees for employment and resettlement. Also, federal payments are made to the Dade County public school system to help meet part of the added cost relegated to refugee children in the schools.

4. Health services are provided to new arrivals and to needy refugees in Miami and include medical screening, out-patient clinic services and care of patients with TB and mental illness.

5. The program provides for the cost of airlifting the refugees from Cuba.

6. The program provides federal direction of the program and includes work with refugees to prepare them for resettlement and employment.

Results

Because of high levels of skill and education possessed by a majority of those making up the initial flood of Cuban refugees, in combination with the intensive application of the programs available through the Migration and Refugees Assist-

ance Act, the Cuban immigrants, to the gratification of those supporting the programs, made remarkable progress in adapting themselves to the U.S. cultural, social and economic climate. However, because of a continued and unexpectedly high rate of refugee immigration - two daily flights five days a week arriving in Miami - the federal costs have been soaring. There is also the fact that the type of person now in evidence on these daily immigration flights, because of their low skills and educational abilities are increasingly potential welfare recipients. Also many of the latest new arrivals are less able to fend for themselves in a new environment because of age or because an increasing proportion is mothers with dependent children.

Another Neglected Area - The Mission

While this report has dealt primarily with the problems of Chinatown and Chinese immigrants, a similar problem is now occurring in the Mission District of San Francisco where persons from seventeen Central and South American countries arrive in a steady stream. For instance a federal interagency group called Cooperative Area Manpower Planning System (CAMPS) reports that there are unmet needs for vocational English language training in San Francisco for 22,000 Spanish-speaking people and 19,000 Chinese-speaking people. It is reported that while not all of these persons listed would start from zero English, all are nonetheless vocationally handicapped because of language problems. The U.S. Department of Labor's informed estimate is that present public resources will reach only about 10% of the persons currently in the community, both Spanish-speaking and Chinese who need English instruction.

Impact on San Francisco's Urban Environment

For seventy years or more we have been talking to each other about the cycle of poverty and the need to break it. Despite this generally acknowledged need, the federal government - by passage of new legislation unaccompanied by regular financing - creates yet new cycles of poverty by not providing adequate care for newcomers to the U.S. Many of the youth of Chinatown and the Mission District having immigrated with their parents in recent years are now of the family formation age. New families are being created by parents themselves undereducated, unskilled in the English language, and completely unequipped to provide their children the opportunities that they themselves were denied. New York, also a center for immigration, reveals what may occur in San Francisco. It spends almost 80% more per capita on police than a city the size of San Francisco, and over 150% more per capita than a city the size of Sacramento. San Francisco Director of City Planning Allan B. Jacobs cited in a recent speech the fact that New York hospital costs per capita are <u>four times</u> those of an average city the size of San Francisco. While Mr. Jacobs attributes this to higher density, a large population unskilled in language or vocation and without access to early health care, contributes to these costs.

As a final analysis, each year San Francisco's Department of Social Services continues to take the largest piece of the City's budget for welfare payments. It continues to grow, but no one is really convinced that employable persons enjoy existing on welfare. It seems reasonably clear, therefore, that if the new immigrants to Chinatown and the Mission District are not to be given the opportunity, particularly of language education at the outset, they will remain unemployable, becoming costly liabilities to this community and to the nation, whereas an initial investment of modest means would go far toward transforming them into productive contributors to American Society. Furthermore, the federal government, responsible initially for their entry into this country, should assume the rightful burden. When full understanding takes place of the federal role in creating urban social and financial burdens, legislators may then begin to insist on better treatment for both immigrants and the reception centers.

Recommendations

SPUR, noting the repercussive nature of the problem caused by the federal government permitting immigration without concomitantly providing the services necessary for the full acculturation of the immigrants, believes that the government's role to date has not been a fully responsible one. The following actions are therefore urgently recommended:

I. Immediate Actions:

1. That Consular Services be required to keep accurate records on prospective immigrants so that upon arrival the appropriate servicing agencies can be notified and therefore be prepared to apply the full range of required programs. (In Canada the State Department and Department of Justice activities applicable to immigration were merged so that such record-keeping and follow-up could be facilitated.)

2. All local entities establish an immediate priority for the teaching of English, for without this crucial tool immigrants become entrapped in the ghetto, whether it be a Chinese or Spanish-speaking one.

II. Long Range Goals:

The City should continue to seek federal funding to undertake the programs recommended by the City Planning Department. If special legislation is required similar to that of the Migration and Refugees Assistance Act of 1962, then the City administration should make every effort to enlist the support of the California delegation to begin the legislative process.

It is clear from the burgeoning problems slowly making themselves more and more apparent in Chinatown and the Mission that programs neglected this year will result in difficult social problems and monetary costs of enormous proportions in the not too distant future. If ever the federal government had the opportunity to undertake preventive action, that opportunity is now. If the City fails to awaken to the potential dangers of the impending situation and fails to pressure the federal government into assuming its responsibilities, San Franciscans will be subjected to a violent lesson in the destructive character of the time-bombs we now know as the "quaint" Mission District and Chinatown.

—S.F. DIST. MISSION. LAKE DOLORES —

SAN FRANCISCO DISTRICTS

MISSION. LAKE DOLORES (LAGUNA DE NUESTRA SEÑORA DE LOS DOLORES)

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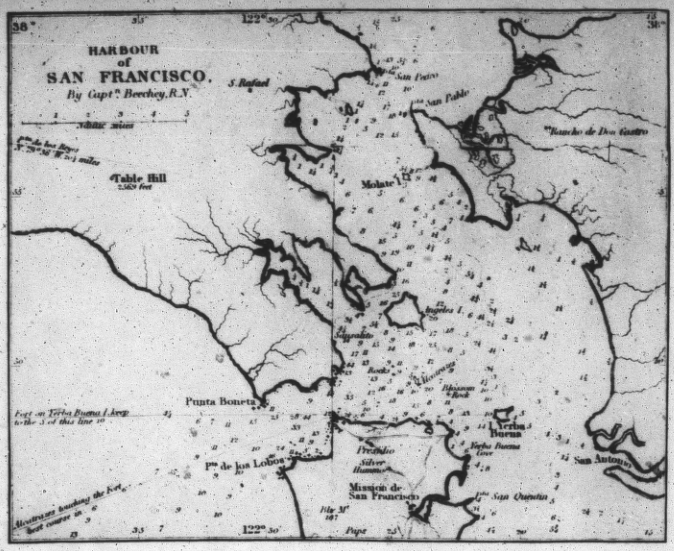
The Story
Of
Lake Dolores
And
Mission San Francisco de Asis

Compiled By
George A. Merrill

1942



This map, prepared by Captain F. W. Beechey of the English Navy in 1827, shows the location and outline of Lake Dolores, and its outlet to what was later known as Mission Bay, but does not include the name of the lake.

On a map made by the famous French navigator, Jean Francois Galaup, Count de la Perouse, in November, 1786, the lake is definitely located and named.

INTERPRETATION OF PLACE-NAMES AND MARKINGS
on
THE BEECHEY MAP

The double lines forming a triangle, with its northwest corner at the Presidio, indicate paths along which pack-trains travelled. Very likely they had been earlier Indian trails.

The most northerly of the group of Mission structures, shown as a small dot beneath the letter "s" in "San Francisco," was a rough-shelter, construction of which was begun as a part of the ceremony of Founding the Mission, June 29, 1776. It was located on the southeasterly side of Market Street, west of Fourteenth Street, and overlooking the swamp along Church Street.

The corner-stone of the present adobe building was laid by Father Palou, April 25, 1782, and the structure was dedicated April 3, 1791, as the sanctuary of Mission San Francisco de Asis.

"Silver Hummock," on the map, is Lone Mountain. "Table Hill" is Mount Tamalpais, 2569 feet above sea level.

"Blossom Rock" was removed by blasting in the 1870's. It got its name from the fact that, being a submerged rock, Beechey's ship, The Blossom, rubbed against it.

"Punta San Quentin" at the easterly corner of Mission Bay, became the location of the prison pertaining to the Yerba Buena Settlement. When the prison was transferred to Marin County, about 1854, the name of the Point went with it.

LAGUNA DE NUESTRA SEÑORA DE LOS DOLORES

The Lake That Gave of Its Name and Fame

unto

MISSION SAN FRANCISCO DE ASIS

On March 29, 1776, Don Bautista de Anza chose the site of Mission San Francisco de Asis, now widely known as Mission Dolores. Its location was determined by the availability of a supply of fresh water for household purposes and a separate supply for cattle.

The household supply was from a lake located at the lower end of Duboce Park, covering the southerly end of the block between Fillmore and Steiner Street and the easterly end of Fourteenth Street.*

The principal source of the water flowing into that lake traces back into the area now comprising the Panhandle of Golden Gate Park, into which water drained from the Sutro Forest and Laguna Honda on the south, and from Lone Mountain on the north. From the Panhandle the surface outlet was across Divisadero, Scott, Pierce and Steiner Streets into the lake at Fourteenth Street. Water also drained into this lake from the east slope of Buena Vista Hill.

The overflow from it crossed the junction of Fourteenth, Market and Church Streets. From that point it found its way to Fifteenth and Dolores Streets, where the residents of the Mission were housed; and thence down Fourteenth and Fifteenth Streets through what was then a swamp extending to Mission Bay.

More suitable for cattle, considering water and pasturage, was the creek that flowed down Eighteenth Street from the Twin Peaks. At Eighteenth and Sanchez Streets this creek swung in an arc towards Dorland Street, around the foot of the old Pioche red-rock quarry, and back to Eighteenth and Church Streets; thence through a swampy stretch between Eighteenth Street and the Orthodox Jewish Cemetery, also the site of the Polish Jewish Cemetery, the latter bounded by Nineteenth and Twentieth Streets, from Church to Dolores.

It was at Eighteenth and Dolores Streets that the creek expanded into the lake, which, on the Friday preceding Palm Sunday of the year 1776, was dedicated by Anza, with the benediction of Father Font, under the name of Laguna de Neustra Señora de Los Dolores; in English verbiage, Lake of Our Lady of the Sorrows. The date was the Day of the Blessed Virgin Mary on the Church calendar.

In his report Father Font states that the pack-train found "two lagoons and some springs of good water." One of those lagoons was the Duboce Lake —as it may now be identified; and the other, Lake Dolores,—as shown on the Beechey and Perouse maps.

* Called Lake Street on an official map of San Francisco prepared by R. P. Bridgens, C.E., in 1854.

The "Arroyo Dolores," named in the report, was probably the water-course flowing down Eighteenth Street from the old Mountain Spring above Corbett Road, on the Twin Peaks. The Font report states that water-power could be developed from it. The report also mentions the possible use of the waters for irrigation—which would be more applicable to the area extending from Fourteenth to Sixteenth Street, and from Church to Guerrero. A remnant of that area (the old Guerrero grant) was a vegetable garden as late as the year 1880,—when I gathered there a last supply of cabbages and carrots for my rabbits,—as the founders of the Mission had done for their own sustenance a hundred years before.

Very likely the "Mission" portion of the map prepared by Captain Beechey in 1827 was copied freehand from the records at the Mission. On it the site of Lake Dolores is shown as it might have been when it was dedicated—at the end of March, 1776. At that time the winter and spring rains would have accumulated in the lake and over the swamps surrounding it. Furthermore, the tides backing up from Mission Bay through "The Channel," which extended from the Bay up Division Street, would have tended to raise the level of the lake at intervals.

According to the early maps of San Francisco the most available approach to the Mission by water-route from Yerba Buena Cove was around Rincon Point (rincon means "corner" in Spanish); and up the Channel to a point near Seventeenth and Harrison Streets,—marked "Embarcadero" on the early maps.

In addition to the water flowing down Eighteenth Street from the Twin Peaks through Eureka Valley and into Lake Dolores, there was also a stream of considerable size flowing down Twenty-second Street from Noe Valley (the southern slope of the Mission Hills); thence across from Valencia Street to Harrison, and down Harrison to this Embarcadero.

Water from the eastern slope of Mission Hills (called Mission Mountain on some of the early maps) flowed along a course, between and paralleling, Mission and Valencia Streets; and into the swamps surrounding the historic Old Willows, at the easterly end of Lake Dolores.

The first residence of my parents in San Francisco was on the Old Willows block, facing Mission Street from Eighteenth to Nineteenth. At that time, October 1873, the only remaining portion of Lake Dolores covered the southeast diagonal half of the block bounded by Guerrero and Dolores Streets, from Eighteenth to Nineteenth. On the southerly side of that lake-remnant there was a boathouse standing on ten-foot stilts and approached from Nineteenth Street.

On the block now occupied by the Mission High School were the milking sheds and corrals used for the herds of the Mission settlement.

From my observations of the swamp area north of Fifteenth Street, and of the banks sloping from Dorland Street to the northerly shoreline of Lake Dolores, I would judge that the adobe bricks used for the walls of the permanent Mission Church edifice were made from mud excavated from the Fifteenth Street swamp,—for the following reasons:

1. That swamp was nearer than Lake Dolores.
2. The bricks have the color of loam soil, whereas the Dorland Street banks of Lake Dolores were a yellow clay formation.

The huge timbers used for the roof members and lintels of the building were cut, most likely, on the mountains west of Redwood City, and dragged down the Indian trail from Woodside to Redwood Creek.* From that point the logs could have been towed up the Bay of San Francisco thence around Point San Quentin into Mission Bay, and up to the Embarcadero at Seventeeth and Harrison Streets,—and possibly pulled up the creek into Lake Dolores.

Although the sanctified Lake Dolores is no longer in existence, the circumstances under which its name, by general usage with reference to the Church, has found a permanent place in the community, may well be made more widely known, as a matter of historical interest and accuracy.

* This was a portion of the path that Rivera was most likely to have followed on his way from the "palo alto"—the "tall tree"—to Canada de Raymundo and Laguna San Andrés, in 1774. Portola and Ortega had also travelled over the forested area of San Mateo County, in 1769. It would seem reasonable, therefore, that the Mission Fathers would avail themselves of that source for timbers needed in the San Francisco Mission buildings.

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Fr. Zephyrin Engelhardt

The Missions and Missionaries of California

New Series. Local History

SAN FRANCISCO
OR
MISSION DOLORES

BY

Fr. ZEPHYRIN ENGELHARDT, O. F. M.

Author of "Missions and Missionaries," "Franciscans in California," "Franciscans in Arizona," "Holy Man of Santa Clara," "Mission Santa Barbara," etc.

"Colligite quae superaverunt fragmenta, ne pereant." Joan, vi, 12

FRANCISCAN HERALD PRESS
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in the whole history of California. Fr. Thomas Esténaga was the missionary in charge of Dolores Mission since the year 1821.

"When I had read this," the veracious vaccinator continues, "without making use of any figure of speech, I was struck dumb. My anger choked me. As I was well aware of the fact that this man had it in his power to hang me if I insulted him, I said nothing." This statement is really too ridiculous; but it was doubtless swallowed as the truth by the gullible and rabidly anti-Catholic populace in the Eastern States. No priest or missionary had any jurisdiction in criminal cases. These were reserved to the governor and his subordinates. Pattie recovered his breath, and then, so he declares, he gave the priest a piece of his mind, for which the missionary ordered him to leave the house. The imaginative trapper then procured a horse from a settler and hastened on to Monterey. "I found an American vessel in port just ready to sail," Pattie relates. On this he took passage.

F

RANCHERIAS MENTIONED IN THE REGISTERS

Alaguali, east of San Francisco Bay
Alectac, (Aleitac) in the valley of the Arroyo San Mateo
Almejas, or San Pedro y San Pablo
Altagmu (Altamu), or San Mateo
Aluenchi
Amictu
Amuctac, toward the southwest
Amutaja, adjoining the Cañada de la Visitacion
Anamas, northern shore of the Golden Gate
Atarpe
Chachanegtac, or Las Pulgas
Chagunte, toward San Bruno
Chapugtac, east of San Francisco Bay
Chimus
Chioischin, or San Bruno
Chirau
Chocoayco
Choleguebit, far east of San Francisco Bay
Chupanes
Chutchue (Suchui), or Neustra Señora de la Asumpcion
Chynan Jumiamuc
Conap
Cosapo
Geluasibe
Genau, east of San Francisco Bay
Guet, east of San Francisco Bay
Gulcismijtac, in San Agustin Cañada, this side of Las Pulgas
Halchis, east of San Francisco Bay
Horocroc, east of San Francisco Bay
Libangelva, north of Golden Gate
Liuanegtur
Macsinum
Malsaitac, near San Mateo
Mitline, toward Lake Merced
Naio, north of the Golden Gate
Oquisara, east of San Francisco Bay
Olestura

Opurome, towards the beach of Lake Merced
Ousint, at the pastures of the mares
Patnatac, east of San Francisco Bay
Payesone
Petlena
Petlenuc, near the Reál Viejo
Pruristac, in the valley of the Almejas
Puichon
Pusuay
Salson
Satumnum, three leagues south of the Almejas
Seputca
Sicta, in the vicinity of Guriguri
Sichitca, east of San Francisco Bay
Siplichiquin, San Bruno
Sipi
Siscastac, near Asumpcion
Siti, toward the Arroyo Grande
Sitintac
Sitiutajca, Sitliutaj
Subchiam
Supichum, at San Mateo
Tajumi, east of San Francisco Bay
Tasgigara, east of San Francisco Bay
Telamu
Thenau, southeast of San Francisco Bay
Timigtac, or Calera
Toquisara
Tubisinte, La Visitacion
Tunmuda, in the valley and near the Arroyo San Mateo
Tuzsin
Urebure
Ussete, near Las Pulgas
Uturibe
Uturpe

INDIAN TRIBES IN THE DISTRICT

Aaguali
Caguapalto (language of the Napa Tribe)
Canicaynos
Chocoayco
Choquinicos
Lamchines, around Las Pulgas
Oljones
Olompali
Omiomi
Petaluma
Pucha
Pusguy
Salsones
Saniles
Suisun
Suyusuyus
Ululatos

G

LA LAGUNA DE LOS DOLORES

"I have resided here a long time," writes Mr. J. W. Dwinelle in *Our Centennial Memoir*,[1] "and have had ample opportunity to consult the recollection of old people resident here, who received the 'traditions of the elders' respecting the early history of San Francisco. The

[1] San Francisco, 1877.

testimony pertinent to that matter is of two kinds—documentary and verbal. Of the documentary:

First.—The statement of Father Francisco Palóu, one of the two Franciscan Friars who founded the Mission of Dolores, that on the 27th of June the expedition arrived in the vicinity, and the commander ordered a halt on the margin of a lake (laguna) which Señor Anza named after our Lady of Dolores, 'Nuestra Señora de Los Dolores,' which is in sight of the creek of the Weeping Willows and on the shore of the inlet or arm of that sea which trends to the southeast:—'Que está a la vista de la Ensenada de los Llorones y playa del estero ó brazo del mar que corre al sudeste.'[2] These Llorones (weeping willows) were, of course, not nourished by *salt* water, which would have killed them, but were on the stream of *fresh* water issuing from the ravine lying to the northwest of the Mission church, which supplied the Mission itself and its rancherias with water; and, after crossing what are now Valencia, Guerrero, Howard and Falsom streets, emptied into Mission Creek at right angles, at a point about 550 feet easterly from the southeast corner of Folsom and Fourteenth streets, and which in its whole course, from Mission to Folsom streets, was fringed with 'weeping willows,' and in full view of the laguna or pond, which I have designated the Laguna de los Dolores, even as late as the year 1855. The shore of Mission Creek—the arm of that sea which trends to the southeast. the Bay of San Francisco—is also visible from the place which I have designated as the Laguna or Pond of Dolores.

Secondly.—The further statement of the same author, that on the same day and year the expedition encamped on the border of a large pond which empties into that arm of the sea of the port which trends fifteen leagues to the southeast. "Una grande laguna que vacia en el brazo de mar del Puerto que interna quince leguas al sudeste."[3]

Thirdly.—That when the site of the Mission was selected, it was in the vicinity of that pond, and on the plain lying west of it. "En este mismo sitio de la laguna, en el plan ó llano que tiene al poniente."[4]

Fourthly.—In fact that when the French Admiral La Pérouse touched at Monterey, in September, 1786, he despatched some of his officers to the Port of San Francisco, who made a chart of the Bay, which was sent to France, and published with the account of his explorations up to that point, and it thus preserved to us. On this chart, No. 33 of the series of the maps of that expedition (from which a zincographic copy of the Bay of San Francisco is reproduced here), although it is not

[2] Arm of the sea, i.e., San Francisco Bay. Palóu *Noticias*, vol. iv, 166.
[3] *Life of Fr. Junipero Serra*, chapter xlv.
[4] *Life of Fr. Serra*, cap. xlv.

LA PEROUSE'S MAP OF THE PORT OF SAN FRANCISCO

hydrographically accurate in respect of mathematical proportions and distance, as, of course, it could not be, without an actual survey, yet the general lines of the coast and Bay, and the relative positions of the prominent physical objects, are laid down with a wonderful approximation to correctness. "La Laguna de los Dolores"(I) is laid down precisely where the "Willows" were situated, with an outlet into that portion of the Bay of San Francisco "which trends towards the southeast," answering precisely to the description given by Palóu. It is ten times as large as "Washerwoman's Lagoon,"(G) which is called "Pequeña Laguna"—little pond—and is five times as large as Mountain Lake,(C) "La Laguna del Presidio"—Presidio Pond. It is curious and interesting to observe that, while Alcatraz(J) and Angel Island(K) have their respective modern designations, Yerba Buena Island(M) is called "La Isla del Carmel"—Carmel Island. Fort Point(D) "La Punta del Angel de la Guarda"—The Point of the Guardian Angel; Point Lobos is not named, although it and its Seal Rocks are laid down, and the "Laguna de la Merced"(B) is represented as having a free, open communication with the ocean.

The Presidio(F) and also the Mission(H) are designated on the plan. Thus, in the year 1786, and only ten years after the Mission of Dolores was founded, a *corps* of French naval officers, coming to San Francisco with instructions to make a map of the localities here, do make one, which, on its face, bears testimony to its general correctness, and on which a laguna or pond, called the Laguna of Dolores, is laid down, and also the Mission of Dolores, precisely where Palóu says it was, "to the west of the said laguna, and on the same plain." Thus far with the documentary testimony.

Now, as to the verbal testimony. Some twelve years ago,[5] I had an interview with a well-known lady, then resident at the Mission of Dolores, Doña Carmen de Sibrian de Bernál. She was born of Spanish lineage at Monterey, California, in the year 1804; was married at San José in 1821 to José Cornelio Bernál, a resident of the Mission of Dolores, and they came here to reside in the same year. She was a woman of great vivacity, and stated to me that the tradition given to her by the old residents of the Mission was that, when the Missionary Fathers came here to establish the Mission, they encamped at a pond which existed where the place of resort, called the "Willows," was at the time of this interview, to which a great tide creek formerly made up fro mthe Bay: "En donde son ahora los saucelitos, en donde habia en eso tiempo un estero grande de la Bahia." I also, at that time, visited the site of the "Willows," and found that, although the soil had been greatly filled in during my own recollection by the deposits of silt

[5] Dwinelle wrote this in 1877.

and of vegetable accretions, the fresh water was still flowing out towards the Bay, and I could not find any tree there which appeared to be more than forty years old. The "estéro," or tide creek, still made up nearly to the "Willows," but I then thought that it must soon be obliterated by the progress of public improvements.

Since the date of that interview the tract embracing the "Willows," and included within Seventeenth, Nineteenth, Valencia and Howard streets, has been graded and filled, but from the sewers which drain it there still flows a constant stream of clear fresh water, showing that the laguna was fed by living springs. . . . My opinion is that the "Willows" and the Pond or Laguna of Dolores were one and the same.[6]

H

RETURN OF THE FRANCISCANS

The last Franciscan in 1845 surrendered Mission Dolores to the Rt. Rev. Bishop Francisco Garcia Diego and withdrew to Santa Clara. On March 21, 1851, the same Fr. José Suárez Reál formally ceded this Mission to the Jesuit Fathers, and returned to Mexico. One by one the other Missions, through the death of the incumbents, became the charges of the Bishops, who in time substituted secular priests when they could be secured. Finally, only one of the ancient missionary establishments remained in the care of the Friars Minor, who endeavored to retain the sacred place by enlisting recruits from other than Spanish countries. By the year 1884, however, it had become evident that the little community would ere long cease to exist, unless it were adopted by one of eastern Franciscan provinces. An appeal was therefore made to the Superior-General, at whose petition Pope Leo XIII ordered Santa Barbara Mission with its remnant of friars to be attached to the Province of the Sacred Heart, St. Louis, Mo. This change was effected in 1885.

Two years later, Most Rev. Patrick William Riordan, D. D., Archbishop of San Francisco, invited the Superiors of the Province to accept the charge of the German parish in San Francisco and of the scattered Indians in Lake and Mendocino counties. Accordingly, on February 16, 1887, three Franciscan Fathers—Gerard Becher, Victor Aertker, Paulinus Tolksdorf—and three Franciscan lay brothers—Beatus Struewer, Kilian Rothbert, Onesimus Ehrhardt—took possession of the convent building vacated by the Dominican Sisters, near St. Boniface Church on Golden Gate Avenue. Thus it was that, after the lapse of

[6] John W. Dwinelle in *Our Centennial Memoir*, p. 191. *Compare* Gerstaecker's description in chapter xxvii, this volume.

—S.F. DIST. MISSION. LATIN AMERICANS —
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Exam July 6,1983 p.ZA1, c.1

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Bay Area Hispanies richer than most.
Chron Oct 18,1984 p.6, c.5

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Exam July1,1984 p.B7, c.1

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Chron Oct 13,1984 p.15, c.1

Yellow pages for Hispanics launched.
Exam. May 5, 1986, p.C-1.c.2.

S.F. ETHNICS. LATINOS.

Latino Power. (see vert file)
Exam/Chron. Oct. 19, 1986, p.9. This World.

Foreign Nationalities. Mexican

S.F.Examiner: Sunday, Dec,2,1923
By Robert H. Willson

SAN FRANCISCO TRAYS

copied card

ETHNICS. MEXICAN

Fetes today mark Mexico's independence
(174th Anniversay of Independence from Spain)
Chron Sept. 15,1984 p.5, c.1

Foreign Nationalities. Nicaraguans.

A new home for the Nicaraguans--immigrants from
Managua earthquake live in S.F.
Exam. Aug. 6, 1973. p.3.c.1.

Nicaraguan strife takes its fear to the Mission
Exam Sept. 19,1983 p.B5, c.1

ETHNICS. SALVADORANS

Opponents infiltrate Duarte's speech
Exam. Sept. 28, 1981. p.A2, c.1

ETHNICS.
SALVADORANS.

The new wave of Salvadorans in The City
Exam. Mar. 24,1981 p.A1, c.2

Jose Napoleon Duarte, El Salvador President visits
Salvadoran leader stresses free elections
Exam. Sept. 27, 1981. p.A3, c.1

Combat over El Salvador
Police rout protestors at Duarte visit
Exam. Sept. 28, 1981. p.A1, c.2, 6.

ETHNICS. SALVADOREANS

20 Bay churches offer Salvadorans sanctuary
Exam May 11,1983 p.B7, c.2

ETHNICS. SALVADORANS

Bay Area churches offer sanctuary to Salvador refugees. Exam Apr. 16,1984 p.B1, c.5

SP. DIST. MISSION. LATIN AMERICAN NEWSPAPERS

SAN FRANCISCO DISTRICTS

MISSION. LATIN AMERICAN NEWSPAPERS

NUMBER 10
JUNE

¡BASTA YA!

NUMERO 10
JUNIO

MISSION COMMUNITY NEWSPAPER

PERIODICO DE LA MISSION

LOS SIETE DE LA RAZA P. O. BOX 12217 SAN FRANCISCO, CALIFORNIA 25¢

LEGAL DEFENSE FOR THE MISSION

"THE POSITION THAT I HOLD HAS GOT TO BE ONE OF BEING TRUE TO THE PEOPLE. I AM CONVINCED THAT LOS SIETE WERE TRIED AND CONVICTED BEFORE THEY WERE PICKED UP. THEY CANNOT GET A FAIR TRIAL IN SAN FRANCISCO OR ANY PLACE ELSE IN CALIFORNIA."

This statement was made by Supervisor Robert Gonzales to a group of Latin people gathered at Centro Latino on Friday May 1. Supervisor Gonzales so much believes in this statement that he has offered to make it to the press at the trial of Los Siete for all the world to hear.

Why does a San Francisco Supervisor feel (like many others in the Mission Community) that a fair trial is impossible? Because the press has distorted and twisted the "facts" in their case. From the very beginning they were denounced as "brown punks" and "latin hippie types". They were condemned and branded as "killers" and "hoodlums"—with no evidence whatsoever. Our eyes and ears were constantly bombarded with praises for Brodnik and McGoran and threats and curses for Los Sieté. How can a jury possibly react to them in an objective, unprejudiced way? All they know about Los Siete is what they have read and heard. They do not know that Los Siete worked in the Mission, trying to educate the people, tsying to get their brothers and sisters educated and to bring this back to their people. All they know is Mrs. Brodnik who said they should go to the gas chamber, who plants memorial trees in his honor. They never know the story of Los Siete if they go by the newspapers.

Right before our eyes we can see the distortion of the press going along with the racism of the police in the murder of Vincente Gutierrez on May 10.

The papers say he attacked the police, that they were trying to hold him back from hurting his mother. They say he had fallen down right before he left the house and hurt himself and they imply that this was the reason for his death. What is the real truth—that he was killed by the police. When a man leaves his house unmarked and is found dead, with bruises on his face and neck, in a paddy wagon, there is no other conclusion.

The Alcaraz family is another example. Last November while leaving a family gathering, the family was attacked by the police for making a disturbance. This 'disturbance' was two brothers arguing over a soccer game, but it ended up with five of the family under arrest, one of them with seven bullets in him. The next morning we read **"EXCELSIOR MOB ATTACKS POLICE"**. Now this "mob" included a 55 year old mother, her sons, daughters and grandchildren. The people, reading the morning papers, never know this. Nor do they know the charges have been completely dropped against those in the family who have gone to trial so far. All that is left in our memory is the "Excelsior Mob":

cont. on p. 2

DEATH IN THE MISSION

Vincent Gutierrez is dead. All of our tears and sorrow will not bring him back to his family and all the people who love him. What are the results of his death? Another fatherless child. Another mother in the welfare line? A community come together in the determination that there never be another incident like this one, never another brother dead at the hands of the police.

See page 3 for news of his death and the funeral.

MUERTE EN LA MISSION

Vicente Gutierrez esta muerto. Todas nuestras lagrimas y tristeza no van a regresarlo a su familia y a todos los que le quieren. Cuales son los resultados de su muerte? Otra nina sin padre. Otra madre en welfare? Una comunidad que se ene. Que nunca se vuelva a cometer otra incidente en nuestra comunidad, nunca mas otra muerte en manos de la policia.

Vea a la pagina 3 para noticias de su muerte y funeral.

DEFENSA LEGAL EN LA COMUNIDAD

"EN UN PUESTO COMO EL MIO, UNO TIENE QUE SER FIEL CON EL PUEBLO. YO ESTOY CONVENCIDO QUE LOS SIETE FUERON JUZGADOS Y CONDENADOS ANTES DE SER ARRESTADOS. NO PUEDEN SER JUSTAMENTE JURADOS EN SAN FRANCISCO NI EN NINGUN OTRO LUGAR EN CALIFORNIA."

Este fue el comentario del Supervisor Roberto Gonzales ante un grupo de latinoamericanos el viernes primero de Mayo en el Centro Latino. Gonzales cree ciegamente en su opinion pues ha ofrecido dar una conferencia de prensa el dia del jurado para que todo el mundo escuche.

Porque este supervisor de San Francisco piensa (como otros de la Mision) que este jurado no puede ser justo? Porque la prensa ha cambiado los datos de este caso. Desde un principio fueron descriminados y llamados "punks" y "cierta clase de hippies". Fueron condenados y sellados como asesinos y ladrones sin evidencia alguna. Podria el jurado reaccionar sin perjuicio alguohacia con ellos? No, todo lo que saben acerca de Los Siete es lo que han oido y leido en los periodicos. Ellos no saben que Los Siete trabajaban en la Mision ayudando a nuestra gente, educando a nuestros hermanos y trayendolos de vuelta a nuestra comunidad. Lo unico que conocen acerca de Los Siete son los comentarios de la Senora Brodnik quien dijo que deberian de ir a la camara de gas. Nunca nadie sabra la verdad si se dirigen por lo que dicen los periodicos.

Estamos palpando los cambios y mentiras de la prensa, su cooperacion racista en el asesinato de Vicente Gutierrez el 11 de Mayo (Vea la historia en pagina 3 .) El periodico dijo que Vicente habia atacado a la policia, que ellos, los policias, trataban de detener a Gutierrez para que no maltratara a su madre, que se habia golpeado la noche anterior al caerse de las gradas de su casa y que esta habia sido la causa de su muerte. La verdad es que lo golpearon hasta matarlo. El hecho que Vicente salio de su casa sin ningun rasguños y que encontrado muerto con golpes en su cara, comprueba las mentiras de la prensa y de la policia.

Otro ejemplo es el de la familia Alcaraz quien fue atacada por la policia el pasado mes de noviembre durante una reunion familiar por hacer desorden. Este dicho desorden no era mas que un pleito entre dos hermanos sobre un partido de futbol que resulto con el arresto de cinco de la familia y uno balaceado siete veces. El dia siguiente el periodico leia **"MULTITUD ATACA A POLICIAS"**. Esta "multitud" incluye ahora a una madre de 55 anos de edad, sus hijos y nietos. La gente que lee el periodico por la manana no se da cuenta de esto. Ni se dan cuenta de que todos los cargos contra los miembros de la familia que han ido a corte han sido eliminados. Que lo unico que ha quedado de este caso son solo recuerdos.

Recientemente un incidente en Sigmund Stern Grove (Vea pag. 12.) en el que ocho jovenes fueron ultajados, gol-

viene de la pag. 2

EVERY DAY INCIDENTS LIKE THESE HAPPEN IN THE MISSION DISTRICT
INCIDENTES COMO ESTOS PASAN TODOS LOS DIAS EN NUESTRA COMUNIDAD

LEGAL DEFENSE

(Cont. from page 1)

Recently, an incident occurred in Sigmund Stern Grove (See 'United Brothers for Justice' on p.8), one in which 8 young men from the Mission and Excelsior were harrassed, beaten and arrested. Two of the eight are Vietnam veterans, disabled veterans. The men were released to their families badly bruised, some with broken bones. How does the press report this? "ANGRY MOB ATTACKS S.F. POLICE OFFICERS" And the picture we see is of a policeman (not in uniform), holding up his torn jacket, to prove he was attacked. But no where do we read that the young people were having a peaceful picnic when two unidentified men started harrassing them. Nowhere do we read of their injuries and the pain caused to their families.

All we ever read in the newspaper is the police report—the police version of the incident. The victim, those of us who do not have the power to control the press, never has his side of the story told. So when we go to court, the jury already has its mind made up. The jury already knows we are "cop killers," "mobs," and "pot smokers." They "know" this because the papers tell them so.

We know when our brothers and sisters have been lied about when we read of an incident in the paper—one that people we know are involved in. And the falsehoods we see lead us to believe very little of what we read because we have been mislead so many times.

For this reason and many others, the people of the Mission District have decided to join together in the La Raza Defense Committee. This committee is functioning to combat the lies told about our brothers and sisters by the racist police and press. It is functioning to provide legal aid— lawyers and advice— for people who have been harrassed by authorities: police, school, welfare, immigration. The committee will soon open an office on 24th Street for the community. This is a defense group for all La Raza so that we can begin to care for our brothers and sisters. We must tell our story for our own selves. We must move together to free ourselves from oppression and brutality.

7000 of us are in California jails, 8000 more on pasole. The La Raza Defense Committee is out to see that these numbers decrease instead of increasing by helping us learn and demand our rights.

The La Raza Defense Committee meets weekly at 960 Guerrero Street. Come. Bring your parents, neighbors, friends. For information call 626-9090 or 282-4409

HEADLINES LIKE THESE HELP CONVICT PEOPLE BEFORE THEY EVER APPEAR IN COURT
TITULOS COMO ESTOS AYUDAN A CONDENAR A NUESTRA GENTE ANTES DE IR A CORTE

(Viene de la p. 1)

DEFENSA LEGAL

peados y arrestados. Dos de ellos son veteranos de la guerra de Vietnam, uno totalmente desabilitado. Cuando fuer on puestos en libertad unos tenian golpes y otros huesos quebrados. Como informo el periodico esto? De esta manera, "BRAVA MULTITUD ATACA A POLICIA DE SAN FRANCISCO". Una foto que vimos fue la de un policia (sin uniforme) sosteniendo su chaqueta para provar que habia sido atacado. A donde hubieramos leido que los ocho jovenes discrutaban de un picnic cuando fueron hostigados por dos individuos no identificados? En ningun lugar leeremos acerca de las injusticias, ni el dolor moral que causa en la familia esta clase de incidente.

Lo que siempre leemos en los periodicos es el reporte de la policia, la vercion de la policia sobre los incidentes en nuestra comunidad. Las victimas, nosotros mismos, que no tenemos suficiente fuerza para controlar la prensa, nunca leemos el lado cierto de la historia. Por eso cuando vamos a corte el jurado ya nos tienen condenados. Para el jurado somos asesinos, ladrones, bolos y marijuanos. Esto lo "saben" ellos porque la prensa se lo ha dicho. Sabemos que los periodicos mienten acerca de los incidentes. Vemos a estas mentiras convertirse en verdad porque muchos todavia creen en lo que dice la prensa. Por esta razon y muchas mas la comunidad del distrito de la Mission ha decidido participar en el Comite de Defensa de la Raza. Este comite ha sido fundado para combatir las mentiras que la policia y la prensa imponen sobre todos nosotros. El comite dara ayuda legal, abogados y consejeros a todos aquellos que han sido acosados por las autoridades: Policia, escuelas, welfare y emigracion. Muy pronto tendremos oficinas en la calle 24 para la comunidad. Este comite ha sido fundado para que nosotros empezamos a relacionarnos con los problemas de nuestra comunidad, los problemas de nuestra raza. Tenemos que liberarnos de la opresion invade nuestra comunidad, de la brutalidad de la policia.

7000 de nosotros se encuentran en las prisiones de California, 8000 mas puestos en libertad bajo palabra. El Comite de Defensa de la Raza sostiene un objetivo principal, el de reducir este numeros de reos y el de educar a nuestra comunidad para lograr juntos la justicia para nuestra raza.

El Comite de Defensa de la Raza se reune cada semana en el 960 Guerrero. Traigan a sus padres, vecinos y amigos. Para mas informacion llame al telefono 626-9090 o 282-4409.

Morning Fog

(temporarily patchy early in the morning hours, lifting to clear by noon) Tonight near 40 San Francisco near 30 to upper 40s elsewhere

Full Report on Page 23

San Francisco Examiner — LATEST NEWS

105th Year No. 146 SU 1-2424 SATURDAY, NOVEMBER 29, 1969 32 PAGES DAILY 10c

Mob Assaults SF Policemen

Excelsior Mob Attacks 2 Cops

Gang Escapes Siege

S.F. POLICEMAN SLAIN

Youths Kill an S.F. Policeman --Wild Siege at Shooting Scene

San Francisco Chronicle — FINAL

FRIDAY, MAY 2, 1969 10 CENTS

JUICIO DE LOS SIETE

Los Siete de la Raza han sido mantenidos prisioneros en la carcel del Condado de San Francisco por todo un ano, sin fianza. Durante todo este ano, ellos han sido deprivados de oportunidades de ejercitar, de asolearse, tambien han estado bajo un cuidado medico inadecuado, se les han restringido sus privilegios de visita, y se les ha sido insultados y maltratados tanto fisica como racialmente. Tambien, durante este ano, los abogados de defensa de Los Siete han presentado proposiciones de gran importancia, no solo en relacion con su caso, pero en relacion a toda la gente latina de los Estados Unidos.

Una de las primeras proposiciones fue la de cesar todas las accusaciones por falta de evidencia. Pero aunque no hay testigos que vieran a ninguno de los seis hermanos disparar el arma, todavia los seis se les mantiene detenidos. Y aun cuando el testigo principal del estado—el oficial McGoran— es culpable de prejuicios y de mentiras en sus propias declaraciones bajo juramento, la corte no aceptara proposiciones para cesar los cargos contra nuestros hermanos. El official McGoran ha dicho, "Toda persona latina, negra o chila es sospechosa." El tambien reclama haber visto un grupo de cinco a ocho personas en la escena del incidente, y todavia el consistentemente escoge los siete como los culpables. Tambien dice que no saco su arma de la fonda, y tampoco que nadie se la quito, pero de alguna manera aparecio en la escena. Es obvio que el testimonio de McGoran tendra mas contradicciones durante el juicio.

Los movimientos de parte de la defensa hechos para examinar la composicion de la Gran Junta de Jurados son importantes e historicos. Por todo el pais, proposiciones de esta naturaleza se estan haciendo, porque con el uso de la Gran Junta de Jurados los derechos del pueblo han sido consistentemente negados.

La Gran Junta de Jurados está compuesta de diez y nueve personas, nominadas por los jueces de la Corte Superior de San Francisco. Ahora, un estudio effectuado por los abogados de la defensa ha demostrado que la Gran Junta de Jurados es, y ha sido en el pasado, compuesta solamente de gente blanca, rica y educadas en universidades; amigos y conocidos de los jueces de la Corte Superior. Todos ellos han sido educados en las mismas escuelas, han sido miembros de los mismos clubes sociales, han vivido en las mismas vecindades, y todavia ellos estan supuestos a representar la gente de San Francisco; quienes son acerca de la mitad personas del Tercer Mundo, con un salario bajo, en fin, gente de trabajo.

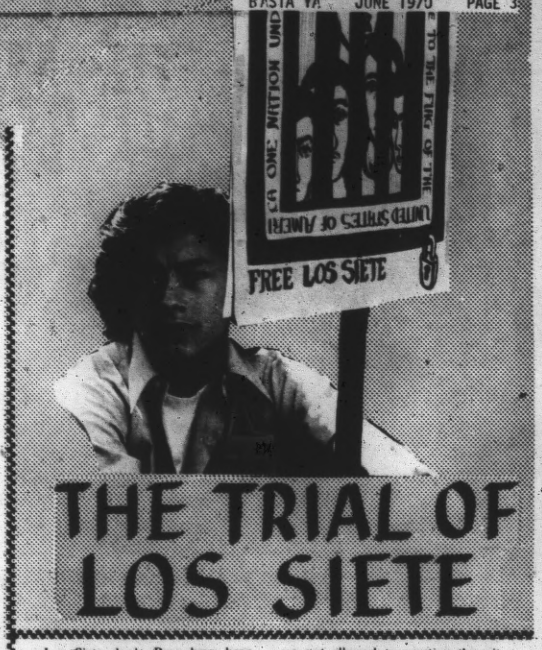
Ahora nos preguntamos, cuales son las funciones o que es lo que hace la Gran Junta de Jurados? Estudia el funcionamiento de la ciudad, y procesa gente en asuntos criminales. Normalmente, cuando personas son detenidas, tienen una audencia preliminaria en donde la evidencia en su contra es presentada al juez. Tambien aqui a el abogado de defensa se le es permitido repreguntar los testigos y el juez decide si el caso debe de ser proseguido. Pero con la Gran Junta de Jurados es diferente, porque los testigos son forzados de testificar en secreto, sin el consejo de los abogados. A los abogados de la defensa no les trae y les presenta los casos, el que les aconseja y les presenta testigos. Asi que en este tipo de sistema el acusado no tiene ninguna clase de recursos legales.

Legalmente, de acuerdo con la constitucion, la gente tiene el derecho de ser juzgada por sus companeros, que representen su propia clase, que tengan un nivel educacional parecido y que tengan tanto en comun un fondo cultural, social, y economico. El juez Karesh ha dictado que aunque la Gran Junta de Jurados no representa la gente de San Francisco, no es necesariamente ilegal. Y porque no? Porque en ningun punto de la ley se extipula quien los juezes deben de nombrar.

El jurado de el juicio fue el tema proximo de los abogados de defensa. Este jurado es reclutado de la lista de votantes de la ciudad de San Francisco. Aunque es supuesto a ser un grupo representativo, excluye muchos San Franciscanos, por el hecho que recluta exclusivamente votantes, y que paga solamente $5.00 por dia de deber de jurado. Latinos tienen grandes dificultades en registrarse a votar. Tambien muchos no son ciudadanos. Y todavia personas que son ciudadnos, tienen grandes dificultades tratando de llenar los requisitos de capacidad de leer y escribir en ingles. Bajo el Tratado de Guadalupe-Hidalgo, gente de habla espanola en el Suroeste se le es garantizado su derecho de mantener su lengua materna. California (mas Utah, Colorado, Nuevo Mejico, Tejas, Nevada y Arizona) es un estado bilingue. Esto significa que negocios oficiales estan supuestos ha ser conducidos en ambos ingles y espanol. De acuerdo con este tratado, gente que sepa leer y escribir en espanol debiese de votar, haciendoles asi eligibles y capacitados para participar como miembros de jurados. Pero este no es el caso. Porque todavia cuando gente de la Raza (y otra gente que tienen salarios bajos) son llamados a cumplir su deber como jurado, muchos no pueden responder a este llamado porque no proporcionarse el lujo de trabajar por $5.00 al dia y alimentar a sus familias.

Estas proposiciones no han sido inusitadas. Han sido presentadas muchas veces en favor de latinos y negros. Las proposiciones para examinar la Gran Junta de Jurados fue sostenidas en los casos de los 6 de Biltmore, seis latinos acusados de disturbar un discurso de el Governador Reagan el ano pasado en Los Angeles. Su juicio sera pospuesto por lo menos dos anos mientras la Gran Junta de Jurados es estudiada. Pero en el caso de Los Siete, Huey Newton, Bobby Seale y muchas otras personas, las proposiciones estan en las cortes de apelacion esperando decisiones.

El juicio de Los Siete esta por comenzar, excepto que hay una posibilidad de que nuestros hermanos sean separados y dandoles juicios separados. Esto sera decidido por los abogados y el juez, basados en la evidencia y el programa del juicio.



THE TRIAL OF LOS SIETE

Los Siete de la Raza have been held, without bail, for the last year, in the San Francisco County Jail. During this year they have had no sunshine, no exercise, inadequate medical care, restricted visiting privileges and much harrassment, both racial and physical. During this year, also, the defense attorneys for Los Siete have presented motions significant, not only to their case, but for all brown people in the United States.

One of the first motions made was to drop all the charges based on lack of evidence. Even though there are no witnesses who say they saw any of the six shooting a gun, still six are held. And even though the star witness of the state, Officer Paul McGoran, is guilty of prejudice and lying in his statements under oath, the court will not accept motions to drop the charges. McGoran says, "All brown, black or Chinese people are suspicious." He claims to have seen anywhere from 5 to 8, to a group of people, on the scene of the incident, yet he consistently picks the seven as the guilty ones. He says he did not pull out his gun, nor did anyone take it from him, yet, somehow, it appeared on the scene. It is obvious that the testimony of McGoran will have even more contradictions during the trial.

The motion made to examine the composition of the Grand Jury is both important and historic. All over the country, motions of this nature are being made, because the rights of the people are being denied consistently with the use of the Grand Jury.

The Grand Jury is made up of 19 people, nominated by the judges of the S.F. Superior Court. A study by the defense attorneys showed that the Grand Jury is, and has been in the past, rich white, college-educated people; friends and acquaintances of the superior court judges. They have gone to the same schools, same social clubs, live in the same neighborhoods, yet they are supposed to represent the people of San Francisco, who are about one-half Third World, lower income, working people.

What does the Grand Jury do? It studies the functioning of the city, and indicts people in criminal matters. Normally, when people are arrested, they have a preliminary hearing where the evidence against them is presented to the judge, and the defense attorney is allowed to cross-examine the witnesses, and the judge decides whether the case should be prosecuted. But, with the Grand Jury, the witnesses are pulled to testify in secret, without the advice of attorneys. Defense attorneys are not allowed to question the witness. The District Attorney has absolute control over the functioning of the Grand Jury because he is the one who brings cases before it, advises it on the cases, and presents witnesses. The defendant has no legal recourse at all in this type of this system.

Legally, according to the constitution, people are entitled to be judged by their peers, people who are representative of them. Judge Karesh ruled that even though the Grand Jury does not represent the people of San Francisco, this is not necessarily illega. Why not? Because nowhere in the law does it say who the judges should nominate.

The trial jury was the next subject of the defense attorneys. It is drawn from lists of voters in San Francisco. It is supposed to be a representative group, but, it excludes many San Franciscans by drawing only from voters, and by paying only $5.00 per day for jury duty. Brown people in San Francisco have a hard time registering to vote. Many are not citizens. Even people who are citizens have a hard time meeting the literacy requirement in English. Under the Treaty of Guadalupe Hidalgo, Spanish speaking people in the Southwest are guaranteed their rights to maintain their language. California, (along with Utah, Nevada, Colorado, New Mexico, Texas, and Arizona) is a bi-lingual state. This means official business is supposed to be conducted in both English and Spanish. According to this treaty, people literate in Spanish should be able to vote, making them qualified for jury duty. But this is not so. Even when La Raza people (and other low income people) are called for jury duty, many cannot respond because they cannot afford to work for $5.00 per day and feed their families at the same time.

These motions are not unusual. They have been presented many times in behalf of brown and black people. The motion to examine the Grand Jury was upheld in the cases of the Biltmore 6, six brown men accused of disrupting a speech by Governor Reagan in Los Angeles last year. Their trial will be postponed for at least two years while the Grand Jury is being studied. But in the cases of Los Siete, Huey Newton, Bobby Seale and many other people, the motions are now in the appeal courts awaiting decisions.

The trial of Los Siete is now ready to begin, except for the possibility of severing the brothers, giving them separate trials. This will be decided by the lawyers and the judge based on the evidence and trial schedule.

LOS SIETE TRIAL
EVERYDAY
10:00 A.M.
COME SHOW YOUR SUPPORT
HALL of INJUSTICE
850 BRYANT
DEPARTMENT 24

DEATH IN THE MISSION
MUERTE EN LA MISSON

Vicente Gutierrez, joven de 18 anos de edad fue asecinado por la policia el domingo 10 de mayo en la calle 24 y Harrison. El periodico indica que estaba boracho y que iba a casa de su madre para atacarla. Esa informacion es exactamente lo que la policia quiere que el pueblo se trage. Lo que sucedio fue lo siguiente: El joven Vicente Gutierrez habia estado celebrando la vienbenida de su primera higa. Salio de su casa el lunes por la madrugada sin runbo. Su esposa Maria preocupada por lo que le pudiera pasar, llamo a la policia para que le ayudaran a buscarlo. La policia lo encontro y despues de golpiarlo brutalmente le inpusieron el cargo de resistencia de arresto.

El reporte de la policia y la prensa han hecho creer que Vicente se golpo al deslisarse por las gradas de su casa. Sin embargo el testimonio de la familia y amigos indica que el salio de su casa sin ningun golpe. La policia reporto que Vicente fue suabemente golpiado una vez, pero no es fuerza minima golpiarlo con un garrote despues de ha sido maltratado y triado en el pavimiento. Un suabe garrotiso no puede producir golpes en la boca, naris, y cuello. Ni tampoco hacer que se cuajule la sangre. Este fue el estado en que Vicente se encontraba cuando fue reclamado por su esposa y su cunado, momentos despues de su muerte en la oficina medica de la policia.

Por que rason los periodicos mienten sobre la muerte de Vicente Gutierrez: Sera porque quieren cubrir la brutalidad de la policia: Es un echo que los periodicos se guian por los reportes de la policia.

Pero la gente se tiene que dar cuenta de la verdad, de la injusticia que tambien cometieron con su primo Luis Gutierrez al morir en la carsel a causa del mismo salvagismo. La comunidad Latina-Americana en San Francisco tiene que unirse para protestar contra estos crimines sin rason que la policia comete diario en nuestra comunidad. Tenemos que demostrar nuestra union moral y solidaridad con la familia Gutierrez.

SOLO UNIDOS PODREMOS LOGRAR LA JUSTICIA

photo by Alice Matzger

MARIA GUTIERREZ, LA VIUDA DE VICENTE GUTIERREZ, CON SU MADRE Y HERMANA

MARIA GUTIERREZ, THE WIDOW OF VINCENT GUTIERREZ, WITH HER MOTHER AND SISTER

VINCE GUTIERREZ IS DEAD, at only 18 years of age. He died at the hands of the police on Sunday May 10th at 24th and Harrison in the Mission district. We ask why he died. The newspapers tell us that he was drunk and that he was on his way to attack his mother with a knife. That is a lie, that is what the police want you to believe. What really happened is that Vince Gutierrez was celebrating the homecoming of his newborn daughter and had left the house early Sunday morning. His wife, Maria, was worried about him and called the police to help her find him. They did find Vince Gutierrez, brutally beat him, and then charged him with resisting arrest.

THE POLICE REPORT AND THE NEWSPAPERS WOULD HAVE YOU BELIEVE THAT Vince got hurt after "falling down the stairs" at his house, but his wife, Maria, and his relatives say he left the house without a scratch. The police say that they only hit him once lightly with "minimal force". But it is not minimal force to use a nightstick on a young man who has been tackled by another police man and is down on the sidewalk. And one light blow with a nightstick does not produce blood clots in the mouth and welts and bruises on the face as were seen by his wife and brother-in-law a short time after his death at the coroner's office.

WHY DO THE NEWSPAPERS LIE ABOUT THE DEATH OF VINCE GUTIERREZ? They lie to cover up his murder. They lie to protect the police. In fact, they are going by the police report. But the people must know the truth— the people must know that the police killed Vince Gutierrez just like they beat his cousin, Luis Gutierrez, age 27, to death in the jail less than two months ago. The Mission Community must unite to protest these senseless killings by the police. We must show our concern and solidarity with the Gutierrez family.

ONLY IN UNITY IS THERE STRENGTH

EULOGY FOR VINCENT
BY FATHER HAGEN

Death calls man into question; it rips his heart naked to the force of finality and decision. It asks questions of us and our God. That is man's life to ask the ultimate question of why. The alienation of work, of society, of poverty, of oppression, of hunger and deprivation surround us and force us at the moment of ultimate decision to ask why these things exist. For too long the Christian Church has questioned itself about life after death. "O ye of little faith." Jesus took care of all that. He has risen in order that we might rise and receive his pardon and love. "God is love and he who abides in love, abides in God and God in him." We do not ask that question of Vincent. Everyman asks himself if he has lived in love in the world of his own belief. To live forever in the community of Francis of Asisi, Martin de Porres, Rosa of Lima Gandhi, Martin Luther King: in Christ all the dead have passed on to the Father's love.

Today the Church must answer another question: the question of life after birth. Why war on Third World brothers when all men are brothers. Why the suffering of napalm and saturation bombing. Why the suffering of blacks and the oppression of people's parties. Why did Vincent have to live, grow up and die in an area where rents are exhorbitant and living conditions inadequate, whose school system reflects substandardization. Why did he have to live and die in a district where there is not a single public gymnasium, hardball diamond, or soccer field. Why did he have to die in the back of a police van. Or why did his cousin die under similar circumstances. Not to question the police in our community is to live in a police state! Why the hunger and depression, the separation and alienation, the rats and cockroaches which surround us and surrounded Vincent.

To be willing to question, to be willing to change, to be willing to sacrifice ourselves so that others might live....to be the place Kent State, People's Park, San Francisco State, 25th and York, or the walls of this church made holy by your presence and his. Today may we open ourselves to the Gospel message of change and sacrificial love; let us not compromise ourselves nor the lives of those about us. We are called now to eat the Lord's meal. Let it be the question of our lives whether we are able to take up the Lord's life as he lays it down for us, whether we are able to take up Vincent's life as he lays it down for us.

WOMAN OF TEARS...LIFT UP YOUR HEAD AND DRY YOUR EYES, FOR VICENTE IS IN OUR HEARTS...TO THE DAY WE STRIKE.

SHED NOT ANOTHER TEAR...VICENTE HAS MADE US REALIZE "HASTA LA VICTORIA" WE MUST FIGHT

WOMAN OF TEARS...LIFT UP YOUR HEAD, AND DRY YOUR EYES... FOR VICENTE REMAINS IN OUR HEARTS!

CON TODOS LOS SENTIMIENTOS DE
LOS SIETE DE LA RAZA
DANILO MELENDEZ, TONY MARTINEZ, MARIO MARTINEZ, NELSON RODRIGUEZ, JOSE RIOS, GARY LESCALLETT

SERMON POR VINCENTE
POR EL PADRE HAGEN

La muerte nos llama y nos pregunta. Se rompe su corazon desnudo hacia la finalidad y decision, y se pregunta de nosotros y de nuestro dios. Esa es la vida del hombre, preguntarse el porque. La aliacion del trabajo, de la sociedad, de la pobreza, de la opresion. del hambre y deprivacion nos rodea y nos forza en el ultimo instante a preguntar porque excisten estas cosas. Por mucho tiempo la iglesia christiana se ha preguntado acerca de la vida despues de la muerte. "O tu de poca fe."" Jesus tomo carno de todo eso. El ha resúsitado para que nosotros recibamos su perdon y amor. "Dios es amor, y aquel quien cree en el amor, cree en Dios y Dios en el. Nosotros no hacemos esta pregunta de Vicente. Cada hombre se pregunta que si el ha vivido en amor en este mundo de su creer. De vivir para siempre en la comunidad de San Francisco de Asis, San Martin de Porres, Rosa de Lima, Martin Luther King, Ghandi: todos los muertos pasan al amor del Padre por medio de cristo.

Hoy dia la iglesia tiene que contestar otra pregunta, la pregunta de la vida despues del nacimiento. Porque tiene que hacer guerra contra nuestros hermanos del Tercer Mundo, cuando todos los hombres somos hermanos Porque el sufrimiento del borbandeo de napalm. Porque hay opresion contra los partidos del pueblo y el sufrimiento de los negros en este pais. Porque tenia Vicente que vivir, crecer y morir en un distrito donde las rentas son demasiadas caras y las condiciones de vida sumamente inadecuadas, cuyo sistema de educacion es de un nivel muy bajo Porque tenia que vivir y morir en un distrito donde no hay ni siquiera un gimnacio publico, o un campo de futbol. Porque tubo que morir en una patrulla de la policia. O porque su primo murio bajo circunstancias similares. El no dudar a la policia de nuestra comunidad es vivir en un estado de ignorancia. Porque el hambre y la deprecion, las ratas y las cucarachas que nos rodean y rodearon a Vicente.

El estar dispuesto a preguntar, a cambiar, y a sacrificarnos para que otros puedan vivir... sea en la Universidad Kent. en el Parque del Pueblo del Berkeley, en S.F. State College, la 25 y York o las paredes de esta iglesia sagrada por nuestra presencia y la de Vicente. Hoy dia nos abramos nuestro corazon al mensaje de amor y sacrificio de la sagrada biblia. No desalentemos nuestras vidas ni la de los que nos rodean. Hemos sido llamados a la mesa del senor. Que sea la pregunta de nuestras vidas si podemos aceptar la vida de Dios como nos la entrega, si podemos recibir la vida de Vicente como el nos lo entrega.

photo by Alice Katzger

THE FUNERAL TOOK PLACE AT SAINT PETER'S CHURCH AND PROCEEDED WITH A FUNERAL MARCH WHICH HUNDREDS OF PEOPLE FROM THE COMMUNITY ATTENDED.

EL FUNERAL TOMO LUGAR EN LA IGLESIA DE SAN PEDRO Y PROSIGUIO DESPUES CON UNA MARCHA FUNEBRE EN LA QUE CONCURRIERON CIENTOS DE PERSONAS DE NUESTRA COMUNIDAD.

The following is a letter from Danilo (BeBe) Melendez about our brothers in the state prisons and the conditions under which they live.

To the People:

Through years now there have been so called politicians raising hell about the way convicts have been reacting in the state prisons.

Violence is the only way a locked up man can react when he is confronted with violence. No one can put out a fire with gasoline.

The brothers on the inside have tried in many ways that have been known to them to bring the injustice up before the authorities, but each time, they were given a pat on the back and five or six dead convict brothers. You cannot whip a man and expect him to give you love in return. They are sick and tired of being oppressed and brutalized.

I know for a fact that if anyone of you brothers on the outside was confronted the way the brothers on the inside are confronted, you would start screaming "bloody murder". They are human beings that cry, laugh, bleed and die like you. They are being treated like animals in the system's steel and concrete jungle, and any animal in the jungle will fight any enemy stronger than he is, in order to save his life, and this is exactly what the brothers in prisons are doing.

The incident in Soledad prison was not a mere concidence, that pig knew what he was doing. He says he was aiming at the legs of the prisoners, but how in the hell are you going to aim at the legs and come up with three dead bodies and one wounded? I can tell you right now what the verdict is going to be against that sadistic pig. Justifiable homicide, like out here in the streets.

What does it take you people to realize that the brother convicts live in a reign of terror. I guess it must take a telegram from California Department of Corrections saying your father, brother, uncle, husband, boyfriend has been killed.

They call these poor men killers who have been condemned to prison, when they alone can commit murder and get away with it. How can we the people let these so called authorities get away with murder? This same treatment is being inflicted upon the free people by the public servants who are supposed to serve the people.

The convicts have been asking support from the outside people (Free World) for many years and we have failed them. The convicts are willing to help themselves, to stop the sadistic treatment that they are confronted with. In 1968 the convicts got together to hold a peaceful demonstration in San Quentin. They stayed in their cells over the weekend, the only free time they are allowed. They didn't hold the demonstration on the weekday because it would have given the pigs a chance to commit murder on some of them. The weekend demonstration was to prove to the oppressive dogs that the convicts can and will unite against their "Cruel and Unusual" treatment (Cruel and usual is what it really is.).They gave the Free World a six month advance notice for help, so they could gain support and only 139 people showed up. A rock band also came, which the convicts could hear inside and made them feel good for having a little support.

An illegal underground newspaper called the "Outlaw" written by the convicts was sent to the underground newspapers and the S.F. Chronicle.

Warden Lewis S. Nelson tried everything in his power to stop the united demonstration (which the convicts called "Unity Day") and yet it went on as planned. All they ask for is equality and freedom—the same cause we are fighting for—to be treated like human beings and to live like human beings.

They ask a certain question among themselves: Where wes the "Free World" when they asked for help? I know they would come to our aid if we asked for it.

These human beings that are locked up in these wretched Bastilles will barely get to see the outside world again, once those gates are closed. Some will not ever see the outside at all, when the men on the Adult Authority are ex-cops, ex D.A.'s who had dedicated their lives to sending people to prison.

All these oppressed brothers ask for our support. They are not asking for money or anything material. All they ask is that you let the Adult Authority know we care what happens to them. And if we continue to neglect these brothers genocide will be commited on them, by those sadistic pigs who obtain a badge and think it a double 0 license to kill.

I myself ask you the people to support these brothers who are locked up, in the system's steel and concrete jungle.

I write this article in behalf of the brothers in San Quentin and brother ------- who has been incarcerated in San Quentin for 15 years!

Hasta La Victoria Siempre!

Danilo Melendez
Los Siete de la Raza

LA RAZA DOESN'T NEED A CRUTCH...
LA RAZA NO NECESITA UNA MULETA...

MARIO MARTINEZ

You can see the power the Man has in the kind of institutions he builds. He builds them to keep you there. And people don't realize this--they're playing around with the system and they really don't know what they're getting into. They're not careful. And this worries me. Once you're in jail it's so hard to get out. And there's so much to do outside, you just can't be wasting years of your life. When you're in there by yourself you're really not doing too much for your people.

Out of our arrest, and the occupation of the community, things have been hurried along. Los Siete has done a lot more than groups that were trying to get established before this thing happened. They're moving along real fast and doing a lot for the community, and helping a lot of people. Most important of all is that it's a project of the people. The other projects were being financed by the government, and they always had to do what the government said.

Before we have a revolution, people have to go through such a psychological change. They have been brainwashed for so long. People think as individuals: it's going to take some time to get them to stop thinking just for themselves, and think what they can do for the rest of the people.

When we came here, I was put in fifth grade at Marshall Annex. They didn't have bilingual classes then. They just threw you in a class. I would just sit there. There were a lot of little pochos--guys that were born in this country but their families were from our country. Even if they knew how to speak Spanish, they won't speak to you in Spanish. Like I would ask someone in Spanish to tell me something, and he would say "I don't speak Spanish." And I knew he did. It got me real upset; cause I thought, these guys, they're ashamed of our culture, ashamed of our people.

In Everett, the Dean of Boys would make you bend over and hit you with a paddle if you were late to class. I was late once, so he called me down. He told me to bend over, and he hit me with a paddle. I didn't know what he wanted to do. He just hit me. And I got really mad. I didn't come back to school for about two weeks. All I could think was, nobody except my parents has a right to hit me.

At Jefferson, I failed all kinds of classes. But nobody ever took time to explain to me-- you're failing; you'll have to make it up. Each year they just promoted me to the next grade. Then the last year, they hit me with it. You only got sophomore credits: you're a senior. I didn't want to do another year and a half. Toward the end of the year, some people from San Mateo came, recruiting people. They said you didn't need a diploma to go there. I was so interested. I enrolled that summer. After classes ended that summer, we would recruit people from the

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Usted puede ver el poder que "el Hombre" tiene en la clase de instituciones que el contruye. El las construye para mantenernos alli. La gente no se da cuenta de esto, tratan de jugar con el sistema y no saben en el lio en que se meten. La gente no esta al tanto de esto y eso me preocupa. Una vez que uno esta en la carcel es muy dificil salir de ella. Hay tanto que hacer en la comunidad, usted no puede perder los anos de su vida. Cuando usted esta alli por usted mismo, usted realmente no esta haciendo mucho por su gente.

Fuera de nuestro arresto y la ocupacion de la comunidad. Las cosas se estan moviendo. Los Siete han hecho mucho mas que otros grupos que han tratado de estableserse antes ques esto pasara. Ellos se estan moviendo muy rapido estan haciendo mucho por la comunidad y ayudando a mucha gente. Lo mas importante es que es un proyecto de la gente. Los otros proyectos han sido financiados por el govierno, y ellos siempre han tenido que hacer lo que el govierno diga.

Antes de que nosotros tengamos una revolucion, la gente tiene que pasar por un cambio psicologico muy grande, pues a ellos les han lavado el cerebro por mucho tiempo. La gente piensa individualisticamente. Va a tomar algun tiempo para educar al pueblo, que paren de pensar para ellos mismos, y empiesen a pensar, en lo que ellos pueden hacer por el pueblo.

Cuando yo llegue aqui me pusieron en el quinto grado en Marshall Annex. Ellos no tenian clases bilingues alli. Ellos lo ponen a uno en una clase. Yo solamente me sentaba. Alla habian una cantidad de pequenos pochos que habian nacido en este pais, pero que sus familias son de nuestro pais. Ellos sabian como hablar espanol, pero ellos nunca le hablaran a uno en espanol. Por ejemplo: cuando yo le hacia alguna pregunta a uno de ellos en espanol, el me contestaba "I do not speak Spanish." y yo sabia que el podia hablar espanol. Yo me enojaba con esto, porque yo pensaba que ellos tenian verguenza de su cultura y de su gente.

En la Everett, el dean (decano) de estudiantes le hacia a uno encorvarse y le pegaba a uno con un palo por llegar tarde a clase. Un dia yo llegue tarde y el me llamo y me dijo: "que me encorvara." El luego me pego con el palo. Yo no sabia que era lo que el gueria hacer. El me pego. Yo me puse muy bravo. Yo no volvi a la escuela por dos semanas. Lo que yo pensaba es que nadie, con la excepcion de mis padres, tenia el derecho de golpearme.

Yo perdi varias clases en Jefferson. pero nun a nadie se toma el tiempo de explicarme. Uno mismo tiene que recuperarse. Ellos solamente me dejaban pasar de un curso al otro. Luego el ultimo ano me la hicieron: "Usted solamente tiene ,reditos de sophomore, usted es un senior." Cuando el ano se estaba acabando algunas personas de San Mateo vinieron a reclutar gente. Ellos dijeron que uno no necesitaba un diploma para ir alla. Yo estaba muy interesado en este programa y me matricule ese verano. Cuando el verano termino nosotros empesamos a reclutar gente de la comunidad, porque yo pude ver que tan buena la educacion era. Pude mirar mis experiencias y pude ver las cosas claras. Y queria que mis amigos se interesaran en esto. Y tambien me eduque en las luchas de nuestra gente. Yo fui un dia a la biblioteca y escuche algunos discursos de Malcom X y H. Rap Brown. A mi me gusto lo que ellos estaban diciendo. Yo empese a leer algunos libros por John Gerassi y Frantz Fanon. Y empese a leer sobre el Che. Yo me interese mas en esto que en mis clases.

JOSE RIOS

When I got to this country, I was put in the fifth grade. I couldn't even talk English. They thought I was mentally retarded or something. They put me in the corner of the room and I was all freaked out because you had the dream when you came here-- you said, "Wow, I'm gonna be in paradise." Then you come and find people reject you.

In high school, I used to get called down for counseling. My counselor used to rap to me about what subjects I would like. She would say, "Well you're not good enough to take this; you got to take this first."You're in the dark and she's supposed to guide you. But now I see that all the things she told me to take, they wouldn't help me any, concerning what I told her I wanted to prepare myself for--to be a doctor. She just said, "Here, take wood shop."

Our trial will start pretty soon, and it will be interesting. Any old ladies who want some entertainment will get it. They're going to be educated in court.

Cuando yo llegue a este pais, fui puesto en quinto grado. Yo no podia ni siguiera hablar Ingles. Ellos pensaban que yo era retardado mental o algo paresido. Ellos me pusieron en una de las esquinas del salon. Yo estaba asustado y disgustado, por que yo sonaba que aqui iba a encontrar el paraiso. Y lo primero que haye era que la gente me descriminaba.

Cuando yo estaba en la escuela, la consejera mia me hablaba de las clases que yo queria. Ella me decia:"Bien, usted no puede con este curso, mejor tome este otro primero." Uno esta en la oscuridad y ella estaba supuesta a guiarlo a uno. Pero ahora yo veo el grave mal que ella me hacia porque las materias que ella me hacia tomar no me iban a auydar en el futuro, pues yo queria prepararme bien para ingresar a la Universidad a ella solo me hacia tomar clases en trabajos manuales.

Nuestro juicio va a empesar muy pronto y creo sera interesante. Cualquier persona que no vea nuestro problema debe ir alla, pues van ha ser educados en la corte.

A lot of good things have come from Los Siete. People have seen a lot of things, because they were put right in front of their faces. From my point of view, it's been a bad trip, because I'm in here. But as far as educating the people is concerned, it's been a lot of help.

There's people in here who have suffered a lot more than I have. So I really don't like to snivel about it. But jail was a change-a pretty radical change from being free.

In Everett Junior High, most of the blacks and browns are put in wood shop, machine shop, metal shop. You don't learn much there. You may get practice working with your hands, if that's what you want to do for the rest of your life. But they don't encourage you to take solid courses. There were courses there that I didn't even know were available.

I went to Jefferson High School for three years. But the same thing kept happening there: no real solid courses. Just shop classes. I wasn't aware of it then. I didn't take that much interest. The thought of going to college never crossed my mind. I just lost interest in school and kept cutting classes.

My parents were afraid I was going to be drafted. So they told me to go back to El Salvador for a while. So I started going to school down there. They stuck me in a real low grade, 9th grade. But they taught more than I ever learned in Jefferson. Down there, history, geography and mathematics were real advanced. Up here, I never took a mathematics course while I was in high school.

When I came back, Mario told me about the College Readiness Program at San Mateo. So I started going to CSM. But the classes down there in El Salvador were a lot harder than the ones I was taking at CSM that first semester.

I was noticing that Spanish-speaking people--all colored people-- were the victims of a lot of racism. I started getting involved with the program and the strike. Before that I had no political ideas. I just wanted to get stoned and go out and have some fun. Anyway, I got involved in the strike, and pretty soon I was kicked out of school.

NELSON RODRIGUEZ

DANILO "BEBE" MELENDEZ

This jail is nothing but a place to break you down. That's why you have a lot of Raza going to the joints, because the man breaks them, and they can't take the treatment here. That's why a lot of people are ready to cop out for a lesser beef, when they sshould want a jury trial.

I had a couple of encounters with Brodnik and McGoran. There used to be a time when on Friday nights, everybody would be going to a dance, and we had a favorite spot to hang out, on 18th and Mission. Everybody used to meet there and see who's going to the dance. Well, one particular night I was standing there, feeling good, and I had a little fifth of wine. Then the pigs come along and say, "Hey, greaser." I turned around and look both ways and I say, "I don't see no greasers." He says, "I'm talking to you." I says, "Oh, my name's BeBe; what's yours?" And he said, "Never mind. Just come here." So they threw me in back of the police car and they dumped my wine and drove me all the way up 23rd Street. Then they told me to get out and walk back.

When Mexico signed California over to the United States, the treaty declared that Spanish would be spoken first. Spanish should also be taught in the schools first, and English second. But they put things vice versa. We can't even speak Spanish in the schools. They might have Spanish classes, but what good is that--to learn 'mama' and 'papa'? What good is that; to learn 'buenas noches', 'buenos dias'? La Raza wants to learn 'Venceremos!' 'Hasta la victoria siempre!' That's what La Raza wants to learn. He wants to learn how to call a pig a pig--'puerco!'

I got kicked out of Balboa High School because I told the man to go to hell. He demanded an apology from me for coming late to school. I told him, "Why should I apologize to you?" He says, "Because I'm the Dean of Boys". I says, "So what. I'm one of the boys that employ you." So the Man tells me not to come back to school.

There are a lot of people from colleges that come down to the barrio and try to rap to the people. Man, they try to be part of the people. But they're bourgeois and middle class. A middle class person cannot tell me how to break into something. He has never done it. He cannot tell me how to roll a joint, cause that's what I've been doing all my life. I have nothing against college people, but I'd rather have more people from the barrio getting up for themselves, because La Raza does not need a crutch--it needs a stick to swing.

Esta carcel no es mas que un lugar para quebrarle el espiritu a uno. Por esto es que tenemos a mucha gente de la Raza en la carcel, porque lo que el Hombre los destroza y ellos no pueden resistir el tratamiento aqui. Por esto es que mucha gente se debilita y se someten al juez, tomando cargos menores o declarandose culpables, cuando lo que deben hacer es un completo proceso judicial (trial jury).

Yo habia tenido un par de encuentros con McGoran y Brodnik. Hace un tiempo. Nosotros nos reuniamos los viernes en la noche en nuestro lugar favorito en la calle 18 con la Mision. Todo el mundo se reunia en ese lugar para averiguar quien iba a ir a fiesta esa noche. Bien, una noche yo estaba alli, sintiendome bien, y con un poco de vino. Luego los puercos vinieron y dijeron: "Hey grasozo." Yo voltie la cabeza y mire a mi lado a dige, "Yo no veo ningun grasozo." El dijo, "Yo le estoy hablando a usted." Yo conteste, "Oh yo?-mi nombre es Bebe, cual es el tuyo" y el me ordino que viniera a donde ellos estaban. Ellos me tiraron en el carro de la policia. Regaron mi vino, y me pasearon en el carro hasta

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TONY MARTINEZ

Cuando usted va al colegio, su manera de pensar se empiesa a clarificar. En san mateo, nuestro pensamiento se volvio mas sofisticado. Nosotros pudimos mirar atraz, a la comunidad en la cual nosotros nacimos y a las diferentes instituciones del sistema, y nosotros pudimos comprender el efecto que ellas producen en nuestras vidas. Pero los batos que van al colegio, solamente para safarse del reclutamiento militar, su mente probable mente no cambiara.

Yo empese a dejar de ir a la excuela por muchas razones. En la Everett, los profesores favorecian a los muchachos blancos. Ellos nos miraban y pensaban que nosotros no entendiamos lo que estaban diciendo. Sus conversaciones con nosotros eran muy limitadas. Ellos nunca conocieron nuestros potenciales. Ellos nunca nos llamaron por nuestros nombres. Mary era Mary y John era John, pero nosotros siempre eramos el "nino Mejicano." Cosas como estas, con el tiempo, uno no quiere oirlas.

En el ultimo ano de excuela yo le gije a me "consejero" que yo queria ir al college. El me contesto: "Bien, ustes no esta preparado para ir al college. Usted no tiene chances de pasar." Por que cada ano que nosotros tratabamos de hacer nuestros programas, las clases que yo queria estaban siempre llenas. Por lo que yo fui puesto en la clase de trabajos manueles en madera o en las clases de maquinaria, o en "periodo de estudio" en el cual uno se sienta en la cafeteria sin hacer nada.

El principal proposito de mi familia al venir aca fue por educacion. Mi padre estaba haciendo la plata suficiente para suportar a la familia, pero el encontro que el no nos podia matricular a todos en la universidad en El Salvador. Mi padre nos hizo sentir orgullozos, de que un dia nosotros tendriamos la suficiente educacion para poder volver a nuestro pais y ayudar a nuestra gente.

Algunos de los guardias de la prision son gente decente. Ellos toman este trabajo creyendo en el patriotismo Americano. Pero un hombre decente nunca puede ajustarse, y muchos de ellos salen pues no pueden resistir la situacion. Hay algunos carceleros cuyo trabajo es el castigar a la gente. Ellos son realmente enformos mentales. Cuando ellos se encuentran con gente inteligente-(Hay mucha gente inteligente en la carcel)-ellos los castigan.

Some of the jailers are decent men. They took this job believing in all American patriotism, doing good. But decent men can't ever really adjust, and a lot quit because they can't take it. There are some guards whose main purpose is to punish people. They're really sick. And when they meet up with people who are intelligent--and there are a lot of intelligent people in prison--they punish them.

When you go to school, your way of thinking becomes clarified. At San Mateo, our thinking become more sophisticated. We could look back at the communities we were born in, and the different institutions of the system, and we could comprehend the affect they had on our lives. But for a guy who goes to college just to get away from the draft, his mind probably won't change.

I began cutting school for a lot of reasons. At Everett, the teachers favored the white kids. They'd look at us and think we didn't even understand what they were saying. Their conversation with us was so limited. They couldn't get to know our potentials. They couldn't ever refer to us by a name. Mary was Mary and John was John but we were always 'the Mexican kid. Things like this--after a while, you just don't want to hear it.

The main reason my family came here was education. My father was making enough to support the family, but he knew he couldn't send us all to the university in El Salvador. My father made us feel proud of one day achieving something so that we could do something for the people back in our country.

In the 12th grade I told my counselor I wanted to go to college. He said "Well, you're not prepared to go to college. You're not gonna make it." Because every year when we would make out the program, the classes I wanted were always full. So I was put in a wood shop class or a machine shop, or a study period where you sit around in the cafeteria doing nothing.

...IT NEEDS A STICK TO SWING
...SINO EL APOYO DEL PUEBLO

GARY "PINKY" LESCALLETT

We understand what's been happening to our people. It isn't till something bad happens to the whole people that they see it could happen to their kids too. The only way for us to try and help the people is to test the flexibility of the constitution in this trial. And if we don't get justice, then there's no sense in even having courts. Some people believe in taking their trials out to the streets.

We're trying to show people that there are people that care for them and people are trying to do something. If only people start sticking up for themselves and taking trials rather than just copping out, I'm sure the jails wouldn't be full like they are now. The trip they got here is psychological. They feed you soup. I never seen so many kinds of soup in my whole life. I hear people yelling down the hallway:"I'm tired of this place. I'm gonna cop!"

My mother at first kept telling me to cop out like I always do. But then, someone brought me a poster. It was at the Oakland Convention, the United Front Against Fassism. And I saw my mother throwing the power sign. And I said, "Wow, she's changed."

I had just gotten out of San Bruno on a railroad when Tony told me about the College of San Mateo. He just let me feel myself into it--see the program as it was. My feeling was that it was good, because all the black, brown and white people in the program were working for one thing, to educate the people. Their concept was always to bring it back to the ghetto, the barrio. To explain to the people, like myself. I go out and tell what little I know, to show the people that there is a better way, cause all of us have a dream that we hope some day to accomplish. And just dreaming isn't going to do it until there's a change.

1 YEAR in JAIL HAS NOT BROKEN THE SPIRIT OF LOS SIETE!!

INMATES ASK FOR JUSTICE

From: The Inmates of San Francisco County Jail No. 1, 850 Bryant Street, San Francisco, California

May 3, 1970

To: The San Francisco Board of Supervisors

Dear Ladies and Gentlemen,

The living conditions at the San Francisco County Jail have reached a dangerous and critical stage. This is by no means an exaggeration, it is a sad reality. Hundreds of men here have to live the reality of overcrowding, lack of complete protein and nourishment, lack of physical recreation and many other conditions which are not only in violation of the legal code set up by this state, but also in violation of the human rights everybody is born with. We are not only subjected to these living conditions but also to the poorly trained staff of deputies who show their lack of qualifications as men and public servants by the inhumane treatment and degrading harrassment they inflict upon the inmates of this jail. The men here are rapidly being reduced to an animal and near psychotic state, because of the conditions we are living in. The misery and anxiety will be obvious to even the casual observer.

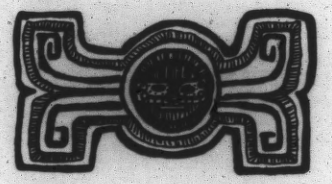
It is a tragedy that these conditions exist in a detention facility for unconvicted persons, in one of the world's most beautiful and progressive cities. And it is a shame to the people and politicians of San Francisco.

This is a simple plea not for another Grand Jury "tour" of the jail, a tour that is well expected by the working staff and for which they make advanced preparations to show them what they want the Grand Jury to see. This is a plea for help, the kind of help that is so desparately needed here.

To show the hypocricy, corruptness and the methods used by the people who run this jail to deceive the public, the Grand Jury and the Supervisors of this city, it should be noted about Mrs. Feinstein's most recent visit to this jail, that the following morning it was overheard by some prisoners waiting by the elevator near the front desk, Captain Scanlan commenting about "the bitch trying to rock the boat, but someone from City Hall had warned him of her impending visit." This is the same man who so curteously escorted Mrs. Feinstein on a "tour" of the already prepared jail. Dinner that afternoon of her visit was served late and we were served fluffed rice and gravy loaded with meat, more meat than we've had for many days prior to Mrs. Feinstein' visit to the jail. This is the kind of methods they use to keep the public ignorant of the conditions in here and to keep the city officials from "rocking the boat". They've used these methods for a long time and they are very good at it.

Again, we ask your help, as the lawmakers and legal representative conscience of San Francisco, and as human beings to take immediate action on this tragic reality. Investigation on the conditions should be made with the inmates who live under these conditions.

Signed: The Inmates of San Francisco County Jail No. 1



ALCARAZ HEARINGS

The preliminary hearings for the trial of Theodore and Alfonso Alcaraz have been taking place.

At the March 26th hearing, officers Wallace and Gossman showed their r. ist colors when they were unable to identify Theodore. They looked at all the brown faces in the audience of the courtroom, but could not pick out which one of those faces of La Raza belonged to the man they had shot.

It wasn't until the next hearing on April 3 that 2 other officers, who had arrived at the scene later, were able to identify the defendant— and the trial could go on.

LETTER FROM MEXICO

Esta carta fue escrita a Los Siete de la Raza por los estudiantes de Mexico.

Queridos hermanos,

Hemos seguido de cerca la lucha que ustedes, nuestros hermanos, no solo en opresion sino en sangre, han estado llevando a cabo en contra del sistema represivo, explotador, racista e imperialista de Nixon y sus lacayos.

Nosotros hemos sido victimas de represion y de presecucion, para nosotros mucho mas triste pues fue hecha por gente de nuestra propia raza, pero al servicio de los mismos intereses que la burguesia yanqui.

Sabemos que la lucha de los pueblos oprimidos es una pues el enimgo es uno, por eso, nos sentimos mas hermanados a ustedes que nunca antes.

Llegara el dia en que nos podramos reunir nuevamente sin fronteras. . . llegara el dia en que no habra diferencias de nacionalidad y de raza y seremos todos hermanos. . . sabemos que esto es cierto, tenemos fe en el futuro y sabemos que finalmente triunfaremos, no es puede juzgar a los vencedores y eso es lo que pretenden hacer quienes juzgan a Los Siete de la Raza. Hasta la Victoria Siempre!

Comite Coordinador de Comites de Lucha de la Universidad Nacional Autonoma y del Instituto Politecnico Nacional

CARTA DE MEXICO

This letter was written to Los Siete de la Raza by Mexican students.

Dear Brothers and Sisters,

We have followed closely the struggle that you, our brothers in opression and blood, have been waging against the repressive exploitative, racist and imperialist system of Nixon and his lackeys.

We have been victims of repression and of persecution, for us it is much sadder because it has been carried out by our own people, but in the service of the same interests of the yankee bourgeoisie.

We know that the struggle of oppressed peoples is one, because the enemy is one and the same. Because of this we feel more brotherhood with you than we ever have.

The day will come when we will be able to unite again without borders. The day will come when there will be no differences in nationality and race and we will all be brothers. We know this to be true: we have faith in the future and we know that we shall triumph in the end. The victors cannot be judged, and that is what those who judge Los Siete de la Raza pretend to do.

Until final victory!

The Coordinating Committee of the Committees of Struggle of the National University of Mexico and the National Polytechnical Institute

LOS SIETE INTERVIEWS

(CONT. FROM P. 647)

MARIO

community. Cause I could see how good education was. I could look back at my experiences and see things clearer. And I wanted my friends to get hip to this. I also learned about the struggle of our people. I went to the library one day and I listened to some speeches by Malcolm X and H. Rap Brown. I liked what they were saying. I started reading some books by John Gerassi and Frantz Fanon. And I started reading about Che. I got more interested in this than in the classes.

BEBE

la calle 23, en donde me bajaron y me dijeron que me fuera.

Cuando Mejico paso California a los U.S.A. el tratado declaraba que el espanol debia ser hablado primero que el Ingles. Pero ellos lo han volteado. Nosotros no podemos ni hablar Espanol en la escuela. Ellos pueden tener clases de espanol, pero que bien nos puede hacer el aprender a decir "mama", "papa", "buenas noches" o "buenos dias". Lo que la Raza quiere aprender es "Venceremos", "Hasta la Victoria". Esto es lo que la Raza quiere aprender. El quiere aprender como llamar a un "pig" puerco.

Me expulsaron de Balboa High, porque yo le dije "al Hombre" que se fuera a los infiernos. El me demando que me disculpara ante el por haber llegado tarde. Yo le dije a el: "Porque yo debo disculparme ante usted." El me dijo, "Por que yo soy el Director de Ninos." Yo le conteste, "y eso que? Yo soy uno de los ninos que lo emplea a usted". Entonces El Hombre me dijo que no volviera mas a la escuela.

Hay muchas personas que vienen de los colegios al barrio a hablar con la gente. Ellos tratan de ser parte de la gente. Pero ellos son burgueses y de clase media. Una persona de clase media no me puede decir como romper algo. El nunca lo ha hecho. El no me puede decir como hacer un cherchо, por que eso es lo que yo he estado haciendo toda me vida. Yo no tengo prejuicios contra la gente en los colegios, pero yo prefiero tener la misma gente del barrio y levantar la cabeza por si mismos, por que lo que la Raza necesita no es una muleta sino una lanza.

GARY

Nosotros entendemos que es lo que le esta pasando a nuestra gente. No es hasta que algo malo le pase a todo el mundo para que ellos vean que eso les puede pasar tambien a sus hijos. La unica manera para nosotros para tratar y ayudar a la gente es el hacer un test de la flexibilidad de la Constitucion en nuestro juicio. Y si nosotros no recibimos justicia, no habria ni sentido en el tener cortes. Alguna gente cree en tomar sus juicios a la calle.

Nosotros estamos tratando de mostrarle a nuestra gente que hay personas que se (preocupan) por ellos y que hay gente que esta tratando de hacer algo.

Si solamente la gente empesara a levantar la cabeza por si mismos y enfrentarse a ir a juzgados, en vez de no hacer nada. Yo estoy seguro que las carceles no estarian tan llenas como ahora.

Al principio mi madre me dijo que no me meteira como yo siempre hacia. Pero un dia alguien me trajo un afiche. Era en la convencion en Oakland del Frente Unido contra el facisco. Y yo vi a mi madre lanzando el signo del poder. Y yo me dije, epa, ella ha cambiado.

Yo acababa de salir de San Bruno en un tren cuando Tony me conto acerca del colegio de San Mateo. El me dejo sentir el programa como este era. Yo senti que el programa era bueno, por que todos los negros, cafeses, y blancos en el programa estaban trabajando por una cosa: el educar a la gente. El concepto era siempre el de traer lo atendido a la comunidad, al geto, al barrio. Para explicarle la gente como yo. Yo voy afuera con lo poco que se, y le muestro a la gente que hay un camino mejor, porque todos nosotros tenemos (sueno) que esperamos el cumplir un dia. Y solamente el sonar no lo va hacer hasta que alla un chance.

Aqui el tratamiento es psicologico. Ellos lo alimentan a uno con sopas. Yo nunca he visto tanta variedad de sopas. Yo he oido gritos en el corredor de gente gritando: "Yo no resisto este lugar, estoy desesperado."

Se Abre La Clinica

The health center opened the end of March when the city workers were on strike. The strike closed down the places where the city has employees. One of these places was S.F. General Hospital where the workers were on strike and as a consequence the hospital had to close with the exception of the emergency services. The strike was going to be the cause of a lot of people not receiving medical treatment. With this thought certain doctors, nurses, workers and community people decided to open a clinic that went by the name of "Strike Support Clinic" where the ones that wouldn't receive help could get it. When the strike ended we saw the necessity to keep the clinic open because there was a need in the community for a clinic that would deal with the problems of the people in the community.

This need to continue the clinic is felt every day by the people that use S.F.G.H. It is felt when people have to wait hours to see a doctor; it is felt when doctors or nurses treat you badly. The need to keep a free clinic in the Mission is also felt when the bill comes from General Hospital or a private doctor. Another reason is the lack of Spanish speaking people when some of the people that don't speak English go there. These are a few of the many reasons to keep the clinic open.

The people involved in this project are from the community—doctors and nurses that see a need to have projects like the clinic to have medical services for the people and not for the businessmen that call themselves "doctors". Everyone here is here on a voluntary basis. The only thing we expect to get from the people is cooperation and backing for the clinic from the residents of the community.

The clinic functions with community people as the head of it. The reasoning behind having these people and not the doctors as the head is that if it's going to be a community clinic who knows more about a clinic like this should operate than the people who live here. For this reason we want the people to be the voice that directs the development of the clinic. Every Tuesday at 8:00p.m. we have community meetings. We want everyone here to come and participate.

We have services and conveniences that you might be able to use. We have general services, eye doctor, X-rays and in the future we'll have a dentist. We also have interpreters, transportation and help in general.

Clinic Hours: 6:30-10:30 p.m.
Monday, Tuesday, Wednesday and Thursday

Horas de la clinica:
6:30-10:30 p.m.
Lunes, Martes, Miercoles, Jueves

Mission Clinic

El Centro de Salud se abrio a fines de Marzo cuando los empleados de la ciudad estaban en huelga. La huelga paralizo todas las instituciones donde los trabajadores de la ciudad se emplean. Uno de estos lugares fue el Hospital General de S.F. donde los empleados estuvieron en huelga. Como consecuencia el hospital se cerro, con excepcion de los servicios de emergencia. Por lo tanto aquellos que necesitaban atencion medica no iban a tener donde ir. Con este pensamiento ciertos doctores, enfermeras, trabajadores, y gente de la comunidad decidieron abrir una clinica llamada "Strike Support Clinic" o "Clinica de Respaldo para la Huelga". Aqui podian venir los que no eran aceptados en el hospital. Cuando la huelga termino se vio la necesidad de mantener la clinica abierta porque a la comunidad se necesitaba un lugar que se relacionara con los problemas afectando al pueblo.

Esta necesidad de continuar la clinica es sentida por la gente diariamente cuando usan el Hospital General. Se siente cuando tienen que esperar horas para ver un doctor; se siente cuando somos mal atendidos por los doctores y enfermeras; tambien se siente la necesidad de tener una clinica tratitiva cuando llega el cobro del hospital o doctor privado. Otra razon es la falta de personel de habla espanol cuando llegan compatriotas que no ablan ingles. Estas son unas de las muchas razones que nos motivaron a seguir este projecto.

Las personas que estan en este projeto son de la comunidad, doctores y enfermeras que ven la necesidad que tenemos de comenzar projectos como la clinica para tener servicios medicos para el pueblo y no para los negociantes como los que manejan a S.F.G.H.

Todos los que trabajan son voluntarios sin interes personal. Lo unico que esperamos es coperacion y respaldo para la clinica de los residentes de la comunidad.

La clinica funciona con la gente de la comunidad ecabezandola. La razon por la cual estas personas estan encargadas y no los doctores es que nadie sabe las necesidades de la comunidad mejor que los comunitarios.

Por esto, deseamos que el pueblo sea la voz que diriga el desarrollo de la clinica. El martes abra una junta para tratar asuntos de como la comunidad y la clinica se van a relacionar.

Tenemos servicios y convenencia que tal vez le puedan ayudar. Hay servicio medico incluyendo doctor de ojos, Rayos X y en el futuro tendremos dentista. Tambien tenemos interpretes, transportacion y ayuda en genera.

AYUDEN CON LA CAUSA-LEYENDO SU PERIODICO

El Basta Ya es un periodico para la comunidad; no un periodico que puede ser leido por todo ciudadano de San Francisco. Este periodico es escrito estrictamente poi y para los que viven en el distrito del Mission. Cada articulo trae el proposito de informarle a los lectores del Mission de un aspecto en la vida de su comunidad. Sin los lectores el periodico no puede existir. Escribimos de usted, para usted y por usted—lo necesitamos!

Durante este ano pasado desde el arresto de Los Siete hemos trabajado duro para traerle a su atencion algunas de las injusticias que existen aqui mismo en nuestra ciudad y en nuestra comunidad. Hemos exponido el plan de BART de cambiar la estructura de la comunidad del Mission; hemos mostrado como Levi Strauss ha explotado hasta el ultimo extremo los trabajadores del Mission por el idioma y el racismo; y hemos mantenido a ustedes, nuestros lectores, informados de asuntos pertinente a ustedes mismo. Todo esto se ha hecho estrictamente sin ganancias; todo dinero recibido en la venta del periodico es usado para publicacion. A nadie se le paga y necesitamos voluntarios. Necesitamos sus comentarios, cartas y articulos y seran publicados.

Nuestra circulacion es 8,000, 500 en subscripciones y 7,500 en ventas de distribucion general. Todo el espacio en este papel es para noticias. Todo el espacio es para usted el lector, no para anuncios. Queremos poder publicar la verdad sin prejucios y necesitamos su ayuda. Ayude vender el Basta Ya! Venga a la oficina del Basta Ya en la calle Valencia numero 262 y recoja papeles para que usted y sus hijos los vendan. Si usted no puede subscribir, por favor, dejemos saber donde nuestro papel puede ser vendido—restaurantes, tiendas de licores, baberias—dondequiera que puede alcanzar la gente de la comunidad.

READ BASTA YA—the PEOPLE'S PAPER

The Basta Ya is a newspaper for the community; not a paper that can be read by every citizen of San Francisco. This paper is written strictly by and for the people who live in the Mission District. Each article is especially designed to inform its Mission readers of some aspect of life in their community and, without its readers, the newspaper cannot survive. We write about you, for you and through you— we need you!

Throughout the past year since the arrest of Los Siete, we have worked hard to bring to your attention some of the injustices that exist right here in our city and in our community. We have exposed BART's plan to change the structure of the Mission community; we have shown how Levi Strauss has exploited Mission workers because of language and racial barriers; and we have kept you, our readers, informed on matters pertinent to yourselves. All of this has been done on a strictly non-profit basis; all money taken from the sale of papers is used for publication. The staff is not paid, and we need volunteers. Your comments, letters and articles are needed and will be printed.

Our circulation is about 8,000, 500 of it in subscriptions and 7500 in general distribution sales. We need more subscriptions. All the space in this paper is for news. All the space is for you the reader, not for advertising. We want to be able to print the truth without bias and we need your help. Help in selling the Basta Ya. Come down to the Basta Ya office at 262 Valencia and pick up some papers for you and your children to sell. If you can subscribe, please let us know where our paper can be sold—restaurants, liquor stores, barber shops—anywhere it can reach the people of the community.

Subscription to BASTA YA!

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Se mandan los cheques a:
Los Siete de la Raza
P.O.Box 12217
San Francisco, California 94112

FIELD TRIP FOR CHILDREN AND WORKERS OF LOS SIETE FREE BREAKFAST FOR CHILDREN AT MOUNT TAMALPAIS
VIAJE PARA LOS NINOS Y TRABAJADORES DE LOS SIETE DESAYUNO GRATIS PARA LOS NINOS AL MOUNT TAMALPAIS

ONE YEAR OF BREAKFAST

The example that Los Siete showed in their day to day work before they were kidnapped from our community has been shown through the Breakfast Program of Los Siete de la Raza. The Breakfast Program has now been functioning for a year at St. Peters (1249 Alabama) and St. Johns (120 Julian). The program itself has gone through many struggles which we would like to tell our community about.

When we first started out in June of 1969 our plan at that time was to get back some of the food from the big businesses in our community and see that it went to meet the health needs of our children. In the beginning we organized a group of workers whose function it would be to go around and get this food. Most of the store owners were uncooperative because they would not make any money from us. Their world is a world in which only money counts. As our struggle went on smaller stores began to support us like Sun Valley on 24th and aabama St.

Other problems which we encountered were from within our own organization. We lacked the discipline to have workers getting up and serving the needs of our people. Through the process of education within the organization we then finally realized the importance of the Breakfast Program. We realized that it was not only important to feed our people, but it was a perfect opportunity for us to begin to share some of our own experiences with our children.

One of the problems that has existed in the Mission Community is the racism between black, brown and Filipino people of the community. Through the Breakfast Program we began telling our people how the government, through government funded programs, divide the people. We would point out to them how last year on Cortland Avenue, the government purposely gave a Latin organization (CLEO) $20 more a week than they did a Black organization (Cortland Progressives) and that this act caused fighting between Blacks and Latins but not the real enemy that exists in our community. We also began to tell our children that the problems that existed in the community were not the problems created by the people, but the problems existed because there are people in the community who do not live here and their only purpose is to make money from the community. We pointed out many times to the children from the second floor of St. Peters hall, that just across the street was a playground, surrounded by a 25 foot fence and that this yard should be there not to keep people out, but to let people in. When you think that there are not enough playgrounds in the Mission district, and then you do find one and it has a 25 foot fence around it. The parents of these children begin to wonder about certain things that are promised to them by the city government.

As 1970 came in, we found ourselves facing a new crisis at St. Johns Church. We were told that the Breakfast Program was going to have to find a new building, because the city was going to use the church for a rehabilitation center for alcoholics. As our investigation went on we found out that the minister at the church was not only trying to get us out on a phony excuse, but that he also was pocketing some of the rent money. As Monday came along we found out that the doors were closed to keep out children from getting a breakfast. We met and decided two things. We would further our investigation with the bishop's committee, or, having looked at the example of the Young Lords (a Puerto Rican Organization in New York), take the church over because it rightfully belonged to the people. As it turned out the bishop's committee gave us back the church, is in the process of donating some funds, and the minister is no longer there.

At this point in the Breakfast Program we are now beginning to get more parents involved. As of now just a few parents are involved, but more need to be. We are also beginning to take our children on field trips. We just went to Muir Beach and also went mountain climbing at Mt. Tamalpais. One thing stands out in my mind about the field trip. As we were climbing one of the hills, forty younger people began screaming—Free Los Siete, Free Bobby, and Free all political prisoners.

Parents of the community we urge and ask you to become part of the Free Breakfast Program for children. For if any change is going to happen in our community, the whole community must be involved.

ALL LOVE TO OUR CHILDREN
FREE LOS SIETE

Las Sirenitas Restaurant
OPEN EVERY DAY 7AM TO MIDNIGHT
¡PRECIOS A LA NUEVA OLA!
PARA LA FAMILIA 260 VALENCIA ST.
(near 14th street)
WATCH FOR OFFICAL OPENING IN JUNE

UN ANO DEL DESAYUNO

El ejemplo que Los Siete mostraron mostraran de dia a dia, antes de que fueran secuestrados de nuestra comunidad, ha sido mostrado atraves del Programa de Desayuno de Los Siete, que ya tiene un ano de estar funcionando en St. Peters (1249 Alabama) y St. Johns (120 Julian), ha pasado por muchas luchas de las cuales queremos informar a nuestra comunidad.

Cuando el Programa primero empezo, Junio 1969, el plan era quitar y regresarnos esa comida que los grandes negocios de nuestra comunidad nos roba, y despues ver que esa comida llenara las necesidades de salud de nuestro ninos. Un grupo de trabajadores fueron organizados para funcionar en conseguir la comida. Muchos de los duenos de tienda eran incoperativos, porque ellos no podrian ganar nada al donar la comida, porque para ellos solo vale el dinero. Pero con mucha lucha tiendas pequenas como Sun Valley Dairy en la calle 24 y Alabama empezaron a respaldarnos.

Otros problemas que fueron encontrados eran adentro de la propia organizacion. Habia falta de disiplina al tener que levantarse de manana para servirle a las necesidades de nuestra gente. Atraves del proceso de educacion entre la organizacion nos dimos cuenta de la importancia del Programa de Desayuno. Tambien vimos que no solo era importante darle de comer a nuestra gente pero tambien era una oportunidad perfecta para compartir con los ninos nuestras experiencias. Uno de los problemas que ha existido en la comunidad de la Mission, ha sido el racismo entre la gente Negra, Latina, y Filipina de nuestra comunidad. Atraves del Programa de Desayuno empezamos a contarle a nuestra gente como el gobierno con sus programas fondados por el gobierno divide a nuestra gente. Les demostramos como el ano pasado en Cortland Avenue. El gobierno intencionalmente les dio $20 al mes a una organizacion latina (CLEO) y no les dio aumenta a la organizacion negra (Cortland Progressives). Esto causo pleito entre los negros y latinos no contra el verdadero enemigo que existe en nuestra comunidad.

Tambien empezamos a contarles a nuestros ninos que los problemas que existen en la comunidad no son creado por la gente, sino que los problemas existen porque hay gente que no viven en la comunidad, sino que sus unica razon es sacarle dinero a la comunidad. Les demostramos a los ninos del Hall de St. Peters, que al otro lado habia un patio de recreo rodeado por 25 pies de alambre. Se les fue explicado como el patio deberia ser para admitir que la gente entre no mantenerla fuera. Ya que no hay muchos patios de recreos en la Mission y cuando se encuentra uno tiene 25 pies de alambre alrededor. Los padres de los ninos empiezan a pensar de ciertas cosas que son prometidas a ellas por el gobierno.

Cuando se aproximo el ano 1970, nos encontramos en un crisis en la iglesia St. Johns. Nos dijeron que tendriamos que encontrar otro edificio para el Desayuno porque la ciudad iba a usar la iglesia para un centro de rehabilitacion para alcoholicos. Cuando nuestra investigacion siguio, encontramos que el ministro de la iglesia no solo nos queria sacar con una excusa falsa sino que tambien se estaba enbolsandose el dinero de la renta. Cuando llego el lunes los ninos entraron las puertas enllavadas y no hubo desayuno esa manana. Entre la organizacion llego a dos direcciones. Primer, seguir con la investigacion referente a ministro comite de la iglesia, segundo, seguir el ejemplo de los Young Lords de Nueva York (Organizacion Puertoriquena), y tomar cargo de la iglesia ya que la iglesia verdaderamente le pertenece a la gente. Al fin nos dieron de regreso la iglesia, pero el ministro no esta mas en la iglesia.

En este punto del Programa estamos consiguiendo mas ayuda de los padres, hay pocos, y todavia existe la necesidad de ayuda y respaldo de mas padres. Tambien estamos llevando a los ninos a paseos. Como hace dos semanas fuimos a Muir Beach y Mt. Tamalpais. Una cosa demostro el entendimiento que los ninos tienen de los problemas de ahora, porque cuando ibamos subiendo la montana empesaron a gritar—Libertad para Los Siete, Libertad para todos los prisioneros politicos.

Padres de la comunidad, nosotros pedimos que se hagan ustedes parte del Desayuno Gratis Para los Ninos porque si van haber cambios en nuestra comunidad toda la comunidad tiene que participar.

TODO AMOR A NUESTROS NINOS
LIBERTAD PARA LOS SIETE.

DESAYUNO GRATIS PARA LOS NIÑO ~ BREAKFAST FOR CHILDREN

ST. PETERS
1249 ALABAMA

ST. JOHNS
120 JULIAN

LUNES A VIERNES
7:30 - 9:00
MONDAY - FRIDAY

DESAYUNO PARA LOS NINOS

En el distrito de Mission tenemos un programa gratis de Los Siete; el objeto de este programa es servir a los ninos diario un desayuno caliente de las 7 a las 9 de la manana para que no vayan a la escuela sin desayunarse. El menu esta compuesto de huevos, tostadas, salchichas, tocino, fruta, en fin, todo lo necesario para la nutricion y desarroyo del ninos.

No solamente se les provee comida sino tambien la oportunidad de reunirse con los otros ninos de otras razas y culturas para un mejor entendimiento entre la futura juventud. Para esto tenemos excursiones a museos, balnearios, montanas, etc. Todas estas actividades se les da a conocer a los padres con una semana de anticipacion. Los buses se encontratan conforme la cantidad de personas (adultos y ninos) y van acompanados por lo menos de seis personas de Los Siete.

Pueden ir ninos de todos anos. Los padres tambien estan invitados a estas actividades y si usted tiene algun arte que exibir, venga a divertirse y a divertir a esta gente menuda. Toca piano? guitarra? acordion? Venga, Venga

BREAKFAST FOR CHILDREN

Necessary in the Mission District is the Los Siete Free Breakfast Program set up to feed children who would otherwise go to school without a hot breakfast. From 7:00 to 9:00 a.m. every school day, we serve eggs, french toast, sausages, bacon, fruit and other necessary foods. Our children come together not only to eat and to help cook; but to be together, to talk together and to become educated together. Films are shown every week. Field trips are planned so that we can all go to the beaches, the mountains, and the museums and leave our all too familiar Mission District to see what's on the outside. For the parents' consideration we give out parent-release slips at least a week in advance. We arrange to have buses whenever possible and also to have at least six Los Siete people as chaperones.

Little brothers and sisters start at about four years old and go on up to thirteen years. Parents are invited to join their kids along with those who are older to help cook. Can you play the piano, the guitar or harmonica? If so, come be with the poor people and sing with us.

UNITED BROTHERS FOR JUSTICE

On Sunday, April 19th, there was a picnic at Sigmund Stern Grove. Brown and white people from the Mission, Excelsior and Visitacion Valley came together on that day to have a good time. The picnic began at 11 a.m. but by 5 p.m., six hours later, eight brothers were victims of police attack; all were arrested and three of them brutally beaten. The main charge was lynching—helping a manacled prisoner to escape. All eight were also charged with disturbing the peace. Half of the brothers were charged with assault on a police officer and the other four were charged with resisting arrest.

The newspapers carried the story that the police were "mobbed and attacked at Stern Grove". Those were all lies by the police to make the story look good.

Police claim that they went into the park to break up a knife fight between two young men. There was no knife fight. No knife was found and no one had knife wounds. The police say that they were assaulted at that time by a mob of young men. Also not true. The police attacked one of the two young men who they say were fighting. A passerby asked what had happened and they handcuffed and threw him to the ground. While they were arresting the other man and putting him in their car the first man (with handcuffs) walked away. At that time, the police

ssion of drugs, but they had to drop those charges because no drugs were found on the brothers.

There are more lies by the police. They make the ridiculous statement that one of the officers had two guns, a gun belt and forty rounds of ammunition ripped off of him. How? It is said that the officer did not even notice that his guns were gone until he got to his car. How is this possible that several pounds of his equipment that he is trained to be most aware of is unbuckled off his waist and he does not know it? How could the guns get stolen from him from behind while the cop was handcuffing someone. Where are the guns that "were never found?"

The police reported that they told the people at the picnic to "quiet down". This is untrue. The police never identified themselves even after they started attacking the men. The men only guessed that the men dressed in street clothes were police when they showed their guns. The police did not fire warning shots into the air, as they said. One of the plainclothesmen fired at one of the brothers (who was not then arrested), but fortunately he missed.

None of the parts of the story fit together with the facts. Even the different newspaper stories don't agree on what really happened. The news-

person went up to the cop, he was put under arrest, placed with his hands up against the car. Two of the men were beaten at that time—both of them veterans and both disabled with bad legs. They tried to tell the police not to touch their injured legs and the police specifically concentrated on beating their legs, ignoring their pleas.

After all of the eight brothers were arrested they were taken to Taraval station. In the meantime over 100 cops were combing the area for one handcuffed young man. One of the mothers of a boy who was arrested tried to get in to the station to find out what the charges were and the police threw her out.

In jail the beatings started right after booking and went on thru that night and the next day. Three of the young men were stripped to their underwear and put in isolation. They were allowed no phone calls until the next morning, but while they were being beaten, they were told to sign a card stating that they had been informed of their legal rights and phone call rights. They signed only out of fear of more beatings. Still the men were beaten more and more, especially in the places they pleaded that they had past injuries, such as the bad legs of the disabled veterans. The young

nue to beat people and arrest them when they have committed no crime. There must be no more deaths like that of Vincent Gutierrez. Join the La Raza Defense Committee by calling 626-9090 or 282-4409. If you were in the park or witnessed the attack on the United Brothers on Sunday April 19, call 863-6269.

HEARING

MAY 26

HALL of INJUSTICE
850 BRYANT

11 AM
DEPT. 12

Police Mobbed at Stern Grove

11 Jailed Following Knife Fight, Gunplay

HEADLINES LIKE THESE FROM THE S.F. EXAMINER KEEP PEOPLE FROM GETTING A FAIR TRIAL

in plainclothes and in an unmarked car had not even identified themselves. The few remaining people at the picnic continued packing their things in the cars at the parking lot. One young man walked up to where the police were attacking a brother to see what was going on. At that time one of the cops pulled a gun on him and for the first time the boy realized he was facing a policeman. The cop turned around and shot at another boy who was standing there watching what was going on. That boy narrowly missed getting hit. The two policemen decided to leave with the one arrested man in the car. They went to one of the policeman's house close by and called more police. Then they came back to the park and sealed it off. In the newspapers none of this was reported truthfully.

What actually happened is that the young brothers were assaulted by the police, not the other way around. The police do admit that they were sitting in the park for hours spying on the people there. Their first lie is that they say they were watching a group of people smoking marijuana. But there was no marijuana in the group of young people at the picnic. People were drinking beer and wine with their food, although nobody was drunk. The question is, if the police had been watching young people smoking pot for hours, isn't it logical that they would have arrested them sooner; To support their story, the police originally charged the brothers with posse-

papers say the police called the crowd "unruly". If so, why did the police wait until 4:30 to break it up? The newspapers also say that after the police handcuffed the first boy and he escaped, it was hard to find him because there were so many "hippie types" in the park that looked just like him. How many of those "hippie types" were handcuffed behind their back though? At that time, there were very few people in the park anyway. None of the knives were found, none of the guns were found, none of any of the important evidence mentioned by the police was ever found.

From the very beginning the police started out to harrass the young people at the picnic. They went there to hassle them and began by attacking them verbally and physically without ever having identified themselves as policemen. At the time the plainclothesmen left the park to call more policemen, they had handcuffed two men, arrested one of them, threatened two others, and shot at another. One of the handcuffed men had escaped.

When the police returned with other policemen they sealed off the park. At this time the police abused people to the point of disbelief. None of this was reported in the paper. As the cars lined up to drive out of the park, a policemen went down the line, reached inside the cars and grabbed the keys from each car. Four of the drivers went up to the policemen one by one to ask for the keys. As each

men asked to be taken to the police emergency hospital. The police finally consented but made them crawl on their hands and knees down the steps to the patrol car. The doctor at the police run hospital patched them up quickly and the police took the boys back to the Hall of Injustice. Two of the boys were told to race each other back to their cell with the threat that the last one there would be dealt with. Another man was made to crawl to his cell and his eyes were swollen so badly he went right by. Again they were beaten, one on his head which had just been stitched up. Although his hand was broken, he was still made to crawl on it.

The next day the men were not allowed visitors which is generally the right of prisoners after they have been booked. Finally one young man got out on bail Tuesday night—two full days after he was arrested and the rest got out after arraignment the next morning. Three of them were allowed out on O.R. (Own Recognizance).

The community has not stood by and watched these brothers get ripped off without becoming angry. Many people have organized a defense committee to raise bail money, get witness statements, and inform the community of the injustices done to these brothers and many others in the community every day. We must support out people who get harrassed by the police. We cannot let the police conti-

COMMUNITY INFORMATION

CENTRO DE SALUD
MEDICAL CLINIC
2290 22nd Street
285-3655
Monday thru Thurs.
6:30-10:30

LEGAL DEFENSE
626-9090
282-4409

BAP
(Juvenile legal defense)
1000 Guerrero Street
926-6474

BASTA YA! OFFICE
262 Guerrero Street
626-9090

WELFARE RIGHTS
3221 22nd Street
826-5152
Meeting: Tuesday, 7:30
362 Capp Street

LOS SIETE DE LA RAZA
626-9090

LULAC

NUESTRA MISIÓN de SAN FRANCISCO

VOLUME I July—August 1969 Number 3

A. R. Bonanova, Editor

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*The ideas and/or points of view expressed in this periodical are not necessarily those of the League of United Latin American Citizens.

SPECIAL

According to Ben Martinez, president of the Mission Coalition Organization, the City Mayor will soon have on his desk a formal complaint from our Mission District protesting the pornographic filth being exhibited in just about all of the theater houses in our community. The generating force behind this complaint consists of a number of alarmed and very concerned parents whose youngsters live and grow up in our Mission District.

These concerned parents have for some time now been questioning, according to Ben, the City licensing of such pornographic movie and show houses as the Crown, the New Follies, the Roxie, etc., etc. They are determined to see that the licensing of such filth in our Mission is brought to an immediate stop.

Turning in the direction of the City Catholic Archidiocese, this same group of parents, as well as general opinion now in the community, are beginning to ask a number of questions such as: Why isn't the Catholic Church Authority doing something about this? Why is it choosing to remain silent on such a serious matter? Is the Sunset area that far away from our Mission? Or could it be that the local Archidiocese, with its huge underground holdings in the area, is perhaps a partner in the undertaking of such enterprises?

The interpretation of the far reaching implications posed by the above questions, we of course, leave to the experts in the hierarchy of the church. Instead we like to end this brief editorial by reminding those who are aware of but who refuse to acknowledge the facts, and by pointing out to those who are ignorant that in the Mission we have a unique sample of the world's population living peacefully together and that if we cannot say: "living peacefully and happily together", it is because of the unfair practices of city government in governing all matters pertaining to them.

For new horizons in government the City of San Francisco, we believe, should welcome the uniqueness of the Mission to practice impartial world-wide government "right in its own front yard". Unfortunately, most of the local, current politicians cannot see much beyond the hooked end of their noses.

A. R. Bonanova

THE TIES THAT BIND

It is our intent in this issue to talk about ourselves--about the Mexican-American as distinguished from the ethnic national who owes allegiance to Mexico, the country of our fathers and grandparents. It is our object to focus on some elements, although in a brief and sketchy manner, which we may share in common. Ties which bind us together. Elements which in spite of our many individual differences make us more alike as an ethnic group than like some other group in this culturally pluralistic society which makes up America.

Necessarily, we must speak in generalizations even though generalizations about an etnic group as large as the one under consideration are unaoubtedly questionable. Limited research has been done on the Mexican in the United States; hence, it has been necessary to draw heavily from a variety of descriptive sources.

One method of characterizing a large ethnic group is to utilize the stereotype--a group accepted image or a simplified conception of a personality or group of persons. Obviously, all Mexican-Americans do not fit into a stereotyped picture of the group.

It is our premise that we share together two broad and pervasive bonds. One may be thought of as related to the historical events which gave birth to Mexico and all the cultures in the Americas that we commonly think of as Latin American. The second bond is the one that we shall designate simply as cultural bonds. It is apparent that those two bonds are not separable one from the other. They are intermeshed into a fabric that gives color and substance to each other. Therefore, any isolation of the bonds becomes a fiction or an artifact which is acceptable only for the purpose of emphasis or clarification.

It is said frequently in the social sciences that culture, history, and education are not so much taught as caught. The basic implication in this comment is that our basic attitudes, prejudices, predispositions for certain behavior, and value orientations are historical and cultural in fact. This is true even though the various individuals within the ethnic group actually possess limited formal knowledge of either the historical or cultural phenomena known to anthropologists or sociologists. Many of the emotional reactions to dim historical events were learned by us while on our mother's knee.

The historical bond which we share then is an exciting one. One in which we should have great pride and respect for its part in the new-world history and for its contributions to what is now the Americas. This historical bond was already history at the time that our "Puritan Fathers"--by allegiance--first came to the American shores. We are conditioned to think in terms of Christopher Columbus, Plymouth Rock, Jamestown, the year of 1776, and other occasions that are important in the United States. But in the process of learning history, brief attention has customarily been given to the profound significance of one phase of our Mexican-American heritage and that is of the Spanish frontier-breakers who crossed the oceans to new adventures.

These events are historical bonds in which you and I may rightfully take pride and claim as part of our history in the Americas. A brief citation of events will be sufficient to illustrate our point.

(Continued on page 6)

"ME"

To begin with, I am a Mexican. That sentence has a scent of bitterness as it is written. I feel that if it weren't for my nationality, I would accomplish more. My being a Mexican has brought about my lack of initiative. No matter what I attempt to do, my dark skin always makes me feel that I will fail. Another thing that "gripes" me is that I am such a coward. I absolutely will not fight for something, even if I know I am right. I do not have the vocabulary that it would take to express myself strongly enough.

Many people, including most of my teachers, have tried to tell me I am a leader, well, I know better! Just because I may get better grades than most of my fellow Mexicans does not mean a thing. I could no more get an original idea in my head than be president of the United States. I don't know how to think for myself.

I want to go to college, sure, but what do I want to be? Even worse, where do I want to go? These questions are only a few that trouble me. I'd like to prove to my parents that I can do something. Just because I don't have the gumption to go out and get a job doesn't mean that I can't become something they will be proud of. But if I find that I can't bring myself to go to college, I'll get married and they will still get rid of me.

After reading this, you will probably be surprised. This is the way I feel about myself, and nobody can change me. Believe me, many have tried and have failed. If God wants me to reach all my goals, I will. No parents, teachers or priest will change the course that my life is to follow. Don't try.

This was written by a thirteen years old girl. One might think the writer is a lonely girl who has a long history of failure. But strange as it may seem the writer of this paper is on honor roll, an excellent athlete, and popular among her fellow students.

(Continued on page 7)

AMERICA ON TRIAL
(My country 'tis of thee)

"Those who make peaceful revolution impossible, make violent revolution inevitable."
J.F.K.

They were words, just words. Speech-makers warning us. Hysteria in the leftist press. Smugness in the Capitalist editorials. Headlines. Words. Abstractions. Words.

Then came reality like a blow to the stomach. And oppression reached out and enveloped like poisonous fog, once again, the white, middle-class, clean-cut American Anglo youth—this time at San Francisco State College on Jan. 23, 1969—the day of the "mass bust."

We who have always known oppression (its manifestations are the cockroaches of our lives), either as victims or as next-door neighbors, smiled sadly. "Well, now you know. These are our daily troubles in the barrios, ghettos and Chinatowns. You asked for it by rushing to our defense with newly opened eyes. Poor you."

So there we were, surrounded, 456 of us—Third World Veterans and White Liberal Recruits who had been quietly listening to a speech in the cool January breeze on the beautiful lawn with the beautiful people, surrounded by two concentric circles of some 300 police, glaring at us.

The Tac Squad. Big, mean and ready to wallop with their four-foot sticks. And wallop they did, both boys and girls—those who dared to move. And wallop they have. And will. Sadistic psychopaths? No, they are just doing their job in pre-fascist California, 1969.

The Mission Strike Support Committee—the community people—caught in the middle of the rally quietly accepted its fate. We put down our pickett signs and went off to jail, happy and proud. Happy and proud to have been there when we were needed, to have manifested our prayerful solidarity with the student cause. We proved: the student struggle is our struggle—increased opportunity, self-determination, reformation NOW—our goals, their goals, in sickeness and in health, in jail or out of jail, till the Tac Squad do us part.

We had defied a campus rule imposed by a lunatic emperor, a communications expert desperately, finally communicating. And, what was he communicating? "I cannot communicate!"

The hours in jail in the men's division of the Hall of Injustice were alternately jubilant, defiant, meaningful hours. The girls, we learned later were hosed down by flustered guards. Mustn't disturb the peace even though it was a false arrest. The boys yelled slogans, chanted en masse, then quietly held discussions on "where do we go from here". We learned O.R. Bail (release on our own recognizance) did not apply to "political" prisoners. So, we waited and thought a great deal.

(Every now and then, still, a Mexican-American is briefly proud to be an American citizen. And around sundown time, January 23, 1969, after a tasteless supper of slop—noodles and black coffe—I went back to my cell bunk and looked around me. "They have jailed America's finest," I thought. Poor, stupid America, here is your hope and you have thrown it in jail. Nonetheless, I was briefly proud of the potentiality of America at that moment, the new strength, the new coalition of Liberals and Third World. I felt reverent and grateful for this experience).

The rest of it, the swift days of education in law, psychology, politics, and the evanescent quality of friendships, were like scenes in a play of Theatre of the Absurd. It seemed I personally was only an actor. My part, The Defendant; my partner, Luis Garcia, an all-too loyal attorney from the poverty-stricken Mexican-American Legal Defense Fund—(his probing mentality punching away in the courtroom like a veteran boxer at flustered witnesses from the police department, but quietly cautious in the corridors telling me about Assimilation from his end of the socio-economic scale); my fellow actors: the students, lovely, smiling young ladies and somber boys, one a Catholic Seminary student and two blacks; their lawyer, a deeply sincere brilliant young man handling his first trial, Jim Penrod, ex-navy flier.

(Continued on page 9)

THE SACRAMENTO SCENE by David E. Florence

This column will attempt to inform you whenever there is important legislation in the legislature. The fact that we report on such legislation does not indicate our support or opposition. This is merely an attempt to keep you informed.

ASC 231 introduced by Assemblyman Monogan deals with the educational opportunities programs (E.O.P.) of the University of California, the California State Colleges and the California Community Colleges. It calls upon the Coordinating Council for Higher Education to collect and analyze information on E.O.P. for each segment and submit a report to the Legislature by December 1, 1969, including recommendations on: (1) the basis, if any, which should govern the direction of students to a particular segment; (2) what programs are essential to maximize the efficiency of E.O.P., and also which programs are desirable but are not essential; (3) the potential of jointly conducted E.O.P., specifically a program in which the university, and perhaps the state colleges, administers the counseling and tutoring aspect at the community college.

This resolution was referred to the Committee on Ways and Means and then goes to the Senate Finance Committee.

AB 75. Learn, Earn and Reimburse Plan.

This bill requires the University of Calif. or State College students to pay a specified tuition, or defer payment under a learn, earn and reimburse plan.

It authorizes the Director of Finance to assign notes executed by students and requires the state to guarantee payment by student of assigned note. Then it goes into specific guidelines for the disbursement and other mechanics in collecting the monies when these become due.

USONIANS AND AMERICANOS

(...left dangling in a huge cosmic void)

I remember first hearing "America the Beautiful" in a Hollywood movie of the fifties, being played in a movie house (a clean one mind you) of Central America. We thought that when Debbie said "America" it meant the whole continent that Spain had discovered and that had been long known as such. We thought that the Usonians of the United States were moved by a unifying spirit of good-neighborly love. How marvelous that people is, my father used to say, they write a song to the whole continent.

When we came to the USA we were dismayed to find ourselves, people of the Hispanidad, left out when the term "America" was being used. If we wanted to have the privilege of using "American" at all, we had to add the further clarifying adjectives "Latin" or "South" American. We found that our first-calss American citizenship had been taken from us. Usonians weren't referring to us when talking about America. America was their country, this place we had called for ages the Estados Unidos.

In the consciousness of the Usonian the light of the world shines brigtest where he lives, on all that is his. The rest shares the shadows. Nowhere is this more evident than in the fact that the American-English Language itself does not contain a word which limits the citizenship of this country to the territory which makes it up.

It shouldn't surprise us that a people which prides itself on being the instrument of Divine Destiny should, with its arsenal of words, (in contrast to the limited area that it finally came to occupy) destroy the perimeters of the United States in the consciousness of its people by linguistically de-working them out of existence. The word is the world in this case, and the world, for the Usonian, is the raised and brilliant sword of these chosen 50 states; The rest is shadows.

We learned that even Europe was calling these United States "America" - remains of the great massive immigration and war thing - and thus was leaving out the millions of Americans who live to the South and to the North. Even some of us from "south of the border" were calling this country America, finding ourselves dangling in a huge cosmic void.

The south of the border winds, however, are beginning to blow in a northerly direction. The resentment has grown to such an extent that among the foreign delegates to the United Nations, particularly those Spanish speaking Americanos, there is a tacit agreement to call the Estadounidenses "Usonians" when referring to them in American-English.

We have accepted the term Estados Unidos when talking about this country, even though there are several Estodao Unidos in the world. But we feel that we have tolerated long enough the monopolization of the term "America" by the Usonians, as if don Cristobal Colon had expressly set out on the Divine Mission of discovering the good old USA.

When we read about the Ugly American, we don't want it to be thought that that includes us. Is it ok, Debbie, if we read "Ugly Ue

.....del Barrio y por la Hispanidad

Amílcar Lobos

ARIEL Y LA JUVENTUD DE AMERICA

No hace mucho el editor de 'Nuestra Misión' amablemente me pedía la selección de unas obras literarias hispanoamericanas que pudieran servir de pauta a la juventud de nuestro barrio en sus estudio sobre la América que comunmente se conoce como latina.

Considerando meritoria la sugerencia del apreciable Sr. Bonanova me ha parecido razonable comenzar con Ariel de José Enrique Rodó.

En 1900, un joven pensador y literato uruguayo - José Enrique Rodó - publicó una obrita "de pocas, pero sustanciosas páginas" titulada Ariel. Aunque el autor escribió varios otros excelentes ensayos, entre ellos: Hombres de América, Los Motivos de Proteo, El mirador de Próspero, y Liberalismo y jacobinismo, ningun otro tuvo la resonancia que la del primero. ?A gué se debe que Ariel hiciera a Rodó tan famoso? Pues a que el autor lo hiciera modelo de las virtudes más elevadas, las que debían ser imitadas por la juventud de América.

?Quién es Ariel?

Aunque los personajes se basan en La Tempestad de Guillermo Shakespeare, el contenido filosófico de la obra de Rodó no se inspira en la época isabelina en que viviera el dramaturgo, sino en el siglo XIX tan influenciado por el pensamiento filosófico francés.

En la obra de Rodó, Ariel es el mismo genio sutil que obedece a los dictados del mago Próspero. Aguel está en pugna con Calibán, un esclavo deformado y salvage que no bien sale a la escena declara su inagotable apetito material. En el estudio filosófico de Rodó, Calibán representa el utilitarismo, la torpeza y la sensualidad sin ideal; Ariel por otra parte, representa el ideal greco-cristiano, patrimonio de la cultura occidental.

La obra comienza con la congregación de un maestro y sus discípulos en una "amplia sala de estudios". Es el último día de clase. El viejo y venerable maestro" se despide de sus jóvenes discípulos junto a una estatua de Ariel. La estátua reproduce al genio aéreo en el momento final de La Tempestad, cuando el mago Próspero le devuelve la libertad diciendole:

> My Ariel - Chick-
> that is thy charge; then to the element
> be free; and fare thou well!

y el genio, 'desplegadas las alas; suelta y flotante la leve vestidura; entreabiertos los labios por serena sonrisa, acusando admirablemente el arranque del vuelo' se lanza al aire

y se desvanece en un lampo.

El maestro invoca al genio como su numen, y habla a la juventud reunida allí, que absorta en la palabra del maestro, parece transportada en alas del Ariel mismo.

Para el maestro la juventud es terreno generoso donde la simiente de una palabra oportuna suele rendir, en corto tiempo, los frutos de una inmortal vegetación; a ella aconseja no dejarse seducir por lo meramente material y utilitario sino que por lo contrario sea su guía el "ideal clásico y cristiano" sin dejar de ser moderna y progresiva.

(En la próxima se continuará enfocando otros aspectos de esta importante obra).

Domingo Díaz

I

Yo sé un himno gigante y extraño
Que anuncie en la noche del alma una aurora,
Y estas páginas son ese himno
Cadencias que el aire dilata en las sombras.

Yo quisiera escribirlo, del hombre
Domando el rebelde, mezquino idioma,
Con palabras que fuesen a un tiempo
Suspiros y risas, colores y notas.

Pero en vano es luchar; que no hay cifra
Capaz de encerrarlo, y apenas ¡oh hermosa!
Si, teniendo en mis manos las tuyas,
Podría, al oído, cantártelo a solas.

G. A. B.

* * *

ROSITA

Sihomara Sihomarita acepta ser mi
amada, ¿sí?
Sihomarita Sihomara no me digas "no"
sino sí.
Sihomara Sihomarita desde el instante en
que te ví,
Sihomarita Sihomara fué esto que a
pedirte fuí.
Sihomara Sihomarita no digas "tal vez";
dime sí.

A. R. B.

* * *

LET'S MAKE IT MORE
THAN A DREAM

One of these days
Gonna walk down the street,
Gonna be friends with the people I meet

That's cause someday
We'll really be brothers,
Everybody's gonna love one another,

But let'sks it happen
Let's do it right now,
Let's get together
Show everyone how

We can be beautiful,
Equal, and free,
The way to begin
Is with you and with me.

Let's not be black, brown
Yellow or white,
Can't you see that
This just isn't right?

If we can be color-blind
All can be free,
All named brothers
In one family,

I'm saying it simple
So please understand,
All brothers and sisters
Should walk hand in hand

I know it's something
That been said before
But it's so important
I'll say it once more

But it's more than just something
That's easy to say,
It's something to live by
Allnight and day

We can be beautiful,
Equal and free,
And the way to begin
Is with you and me

D. Talioga

AMIGOS DEL TEATRO

In the Mission of San Francisco, Club Amigos del Teatro, who have been working with Casa Hispana, will play tow performances for this month: (Sat. 8:00 - Sun. 6:00 at 2969 Mission Street): Luis Echegoyen will direct this evening performances.

Before last week's performances, I had never been to see a Spanish play. As a matter of fact, I am not fluent in my Spanish. However, my experience was an unforgetable one. I had bought tickets and was seated in the intimate theater. Fortunato came on stage with friendly gestures. I did not pick up all he said, but his tone and poise made me listen. Seated around me were some familiar faces. The house

(Continued on next page)

AMIGOS DEL TEATRO

(Continued from page 5)

count must have been around fifty. Just then the alarm clock behind the stage went off. It meant curtain time. And it was from that moment on that I saw Shakespeare's "Hamlet", Goethe's "Faust", and O'Neill's "Before Breakfast" done in Spanish.

I believe one does not necessarily have to know the language to appreciate good art. And this group is an art group. Non Spanish speaking people should not stay away. The exposure to the Spanish Arts is open and all of you are welcome.

The only criticism I felt, during the performances, there was reading directly off the manuscripts. It took away from the drama. It was too individualized. However, my criticism is open and this group is not afraid to experiment.

I was definetly impressed with the experimental scene of O'Neill's (Before Breakfast). The group used a film clip, stage, and mime to complement Jose Velasquez, who uses his body like one who plays a musical instrument. His silent tone, facial expressions, and his poise made me recognize the pain and suffering of O'Neill's character.

R. Espinoza

THE TIME THE BIND

(Continued from page 2)

Twenty-one years after Columbus' first Voyage--In the spring of 1513--Juan Ponce de Leon disembarked on the southern coast of Florida. Hernando Cortez landed in Mexico and founded Vera Cruz in 1519. Receiving permission from the King of Spain in 1598, Juan de Onate was the first explorer north of the Rio Grande in the general area that we now think of as the American Southwest. In 1565, forty years before Jamestown, St. Augustine was founded in Florida.

The search for the "Seven Cities of Cibola" by Francisco Vasquez de Coronado has provided a basis for many historical as well as fictional accounts. About one hundred years after the founding of the first settlements in New Mexico, the Missions along the California coast were founded.

Later are the historical events, not always remembered as pleasant ones, of the Mexican War when Mexico was reduced territorially by the loss of California and other states. This was followed by the Gadsden Purchase when other southwestern territories also became part of the United States.

As a portion of our historical bond, we relate to the adventurous Spanish Conquistadores. They gloried in dangers and amassed fortunes overnight. They had ideals of courtesy, chivalry, joy in the hunt, in fighting, and a large disregard for the common people. Sons of a feudal nobility, they did not put the indians in reservations or exterminated them because this meant doing the necessary work themselves.

In this historical heritage are also the Aztecs--a proud people. The warrior, not the worker, had status. The Aztecs had no concept of the "sacredness of work". Work was demeaning; it was an evil to be avoided. Fragments from this indigenous historical bond to which many of us respond are illustrated by the archeological marvels of Teotihuacan, Monte Alban, and Mitla; the accounts about the Aztec emperor Moctezuma; the fabulous city of Tenochtitlan and the Floating Gardens of Xochimilco. Archeologists tells us that the Aztecs had a civilization superior in many ways to that of Europe of the time.

It may be said with poetic license that we share in our veins the hot blood of adventurous Castilian noblemen, the whitest blood in the world, and the blood of the cultured Aztecs and fierce Apaches, the reddest blood in the world.

Though, historically, Spanish-speaking peoples were in the Southwestern sector of the United States at the time the New England and Atlantic colonies were being founded, the number of Spanish-speaking colonists continued small for a long time. It was not until the last sixty years or so that the great bulk of Spanish-speaking or Mexican people came to the United States. It is significant to recognize that these later immigrants came chiefly from the northern and central plateaus of Mexico. They came seeking relief from intolerable living conditions and because the American railroads and agricultural interests brought them here to supply the needs for "unskilled" labor. This period of history though less glorious and filled with sadder memories and experiences are part of the bond which in a trier sense continues to this day and carries its influence into each of our lives in one form or another.

Much has been said lately about the Mexican culture--our other bond. A great deal of subjective speculation and assessment has been made about what makes us thick--why we behave as we do. It is necessary to recognize from the outset that very little sociological research in depth of any kind has been carried on with Mexican-American or Spanish-speaking groups in the United States or in Mexico for that matter. Much of what has been said and is being expressed today is based on writings of observers who have recorded subjective impressions and opinions. This is a very delimiting factor for any form of objective scholarly description of culture bonds.

Some names in the last thirty years in the study of the Mexican-American such as Beals, Bogardus, Burma, Arthur Campa, Manuel Gamio, Handman, Humphrey, Johansen, Robert C. Jones, Oscar Lewis, George Sanchez, Lyle Saunders, Senter, Paul S. Taylor and more recently J. Samora have made significant contributions to understandings of our culture roots. But each one of these would probably agree that we have a long road ahead before we can say that this area of culture study has been fully explored and we can speak with great assurance about it.

The Ties That Bind (Cont'd)

Much has been written and said about Mexican time orientation, deferred gratification, patriarchal structure of the family group, folk culture roots, religious values, and language differences. It would be impossible to discuss the full significance of these in an adequate manner here.

We have elected, consequently, to mention briefly at this time a few items which we believe we share in common. They are in contrast to the commonly described Anglo-Saxon middle-class culture system, but they are uniquely ours and create pillers of stability. If we, as individuals, have lost some of these characteristics in the process of becoming more "americanizados" we may have lostea portion of our heritage which is significantly worth retaining.

Traditionally, in our culture a man is of worth for who he is rather than what he is. A great store is placed on inner qualities of self, personality, spiritual and ethical values. These are bases of great inner stability and minimize the need for the and drive for achievement that is characteristic of the dominant culture and which is best exemplified in material gain, constant activity and drive regardless of the merits of the occasion. Where we have relinquished without any qualifications the basic value of a being person in favor of a doing person we believe that we have lost something very important. There is an ambivalence—an acceptance and rejection—about material success and aggressive drive. One writer has said: "Emotionally, we find the Anglo cold, calculating and lacking in emotional warmth, greedy and grasping, rude and ill-mannered. And many of us feel that our culture based on the dignity of man and the primacy of God is a higher culture than the materialistic way of living in the United States."

We probably do not subscribe fully to the extreme view of present-time orientation, where we live for the present and disregard significantly the future possibilities. Yet, it may be that we still weigh the importance of the need or rush to get somewhere and get something done. This is well illustrated by our frequent question about appointments, meeting hours and the like by asking if it will be, "tiempo americano o tiempo mexicano?" Arthur Campa has expressed a view on time orientation very neatly:

"The great emphasis is placed on the present, because, after all, the present constitutes a reality. When the present is past, it forms the basis of romanticism, a romanticism that is based upon that which once was a reality."

He further says that, "Never doing today what you can do tomorrow is an interpretation of mañana that is both superficial and preconceived. Nothing is put off until tomorrow that can be done only today." This present-time orientation needs to be understood in its historical context as far as the Mexican-American is concerned. The future, so glorified by the dominant culture, for hundreds of years brought almost nothing different from

(Continued on page 9)

"E"

(Continued from page 2)

What makes a girl feel this way one might ask? To answer this we ask another question; is it something inherent in our society? A. Bruce Gardener, specialist in foreign languages with the U.S. Office of Education, said it well in a report he presented at the second annual conference of Southwest course of foreign language teachers at El Paso, Texas: "...The greatest barrier to the Mexican-American child's scholastic achievement is that the schools, reflecting the dominant view of the dominant culture, want that child to grow up as another anglo. This he cannot do except by denying himself and his family and his forebears, a form of masochism which no society should demand of its children."

Let us see what happens to the average Mexican-American child when he starts school. He comes to school speaking Spanish. He knows some English but has used it infrequently. The language of his home, the atmosphere of home, the environment of his childhood, is Spanish. His language, his experiences, his very personality have been shaped by it.

Understandably, therefore, the child from this Spanish saturated environment, once embarked on his school career, finds himself in a strange and even threatening situation. Yet English, as John A. Sharp expressed it at the El Paso Conference may be "no less a foreign language to him than it would be to a child in Argentina or Columbia. He suddenly finds himself not only with the pressing need to master an (to him) alien tongue, but also at the same time, to make immediate use of it in order to function as a pupil. His parents, to whom he has always looked for protection and aid, can be of no help at all to him in his perplexity. More-over, as a result of cultural and economic differences between the English-speaking and Spanish-speaking segments of his community, many objects, social relationships and cultural attitudes presented to him in his lessons, though perfectly familiar to the anglo youngster, lie without the Latin American's home experience. Accordingly, the problem of learning English is, for him, enormously increased by his unfamiliarity with what objects and situations the, no less, unfamiliar words and phrases stand for."

The harm done the Latin American child linguistically is exceeded by the harm done to him as a person. In indicating to him that he must not speak his native tongue, and infact, he must even regret his natural Spanish tendency, we are saying by implication that Spanish and the culture which it represents are of no worth. Therefore it follows the people who speaks Spanish are of no worth. Therefore, it follows again, this particular child is of no worth. It should come as no surprise to us, then, that he developes a negative self-concept... an inferiority complex. If he is no good, how can he succeed? And if he can't succeed, why try? Suddenly the full impact of the essay about "E"... the cut cry of the Mexican-American girl who never seemed to be a child with problems - becomes crystal clear.

(Continued on next page)

"ME" (Contin'd)

"Somewhere along the way" says Marcos de Leon, "the Mexican-American must make a stand and recognize the fact that if there is to be progress against those barriers which prevent and obstruct a more functional citizenship, he must above all things retrieve his dignity and worth as a person with a specific etnnic heritage, possessing a positive contribution to civilization. No man can find a true expression for living, or much less think right, who is ashamed of himself or of his people. It is my opinion, as a Latino who has grown and been educated among Latinos, that far too many young lives, with all the potentials and real talents and capabilities they embody, are being wasted and crushed.

It is the moral responsibility of us who are now aware of this, to do what we can to rectify this negative, and most times unconscious, attitude that comes with being a Latin student in our present educational system.

Francisco Villareal

WHAT IS EDUCATION

Someone recently asked me: "What is your definition of education"? If you asked this question to a hundred different people you'd probably get a hundred different answers.

I will answer this question in the way I see education and what it means to me as a Chicano. To me there are different forms of education so my answer will be in three parts.

Education is more than just memorizing numerous facts, dates, and info. First, education is acquiring the ability to think and think clearly and logically in order to reach a correct answer to a problem. All of us are confronted with problems, large or small, everyday of our lives. Everyday we have to make decisions, right or wrong, concerning these problems. The inability to make the right decision undoutably has played a major roll in bringing us to the penitentiary.

I am not saying that an education will enable you to make the right decisions every time. Even the best of well educated men can make an incorrect or bad decision. I am saying that it can help you reach the right decision more often than not.

Secondly, education is the learning of the three "R's". That is to say reading, writing and arithmetic. It is obvious that we must learn these things in order to acquire the knowledge that is necessary in society to be successful, and we must learn them well. For instance, if you want to learn a good paying vocation or trade, it stands to reason that one could not even get started if one cannot read, write, or do arithmetic. Also, when applying for an unskilled job you will be judged on how well you can read and write, and also on your command of the English language.

Thirdly, education can be acquired by just "doing". By this I mean through experience. As they say, "experience is the best teacher", and in many ways this is true. Just going through the trials and tribulations of every day life is in itslef a form of education. Most of us learn from our past experiences and mistakes.

I have come to realize the extreme importance of a good education and also how the lack of it can keep us in the bleak circle of poverty and deprivation. In other words, ignorance inevitably leads to poor paying jobs, thus, the lack of money; this leads to poor housing, which is usually situated in a poor neighborhood; insufficient food and clothing, which leads to sickness and disease. Poor neighborhoods usually have poor recreational facilities, poor sanitation and health facilities, and many other disadvantages that combine to create the type of environment that breeds crime and violence. As you can see it is an endless circle full of frustration and unhappiness. In order to free ourselves from this bleak circle we must have the "key". Education is that key! Without it you will very likely fail in attaining your goals in life.

A good education can open the doors to opportunity that have been locked to Chicanos for far too long. The time has come to start unlocking these doors so that we can start progressing much faster than we have in the past.

Since I became a member of EMPLEO I have been devoting much of my time in trying to encourage all Chicanos to enroll in school and also to become active members of EMPLEO. Just going to the meetings of EMPLEO and listening to the various speakers is a form of education. This type of education is vital to all of us. We must learn the proper procedures and techniques of conducting a meeting and of operating a successful organization if we expect EMPLEO to be effective and successful.

We have been lacking in this type of education and I believe this is one of the reasons we have been unable to attain equal representation and opportunity within the majority of our communities. But everyday more and more of our carnales are participating in organizational activities. This is clearly evident from all the Chicano organizations that been formed in the last two or three years, both inside and outside the penal institutions. Through organization we can expect to establish the proper channels with which to present our grievances and needs in such a way as to insure that they will not be so easily cast aside. Through organization we can establish better communication with the outside community; with the administration, and most important of all, among ourselves.

You can see the many ways in which an education can help us advance to the proper level in today's society. If you are concerned about your future and are not enrolled in school, now is the time to get started in the right direction. Being in school just to get a diploma to impress the parole board is, to me, a tragic waste of time and effort if you haven't profited by it. It's what you get out of school mentally that's important

(Continued on the next page)

WHAT IS EDUCATION? (Cont'd)

and if you failed to learn anything while you had the chance—then you have only cheated yourself.

In closing, I hope I have helped some of you become aware of what an education can mean to all of us.

Eddie Sanchez

AMERICA ON TRIAL

(From page 3)

We were accused of disturbing the peace, failure to disperse and unlawful assembly. That was on paper. We were also accused, between the lines, of threatening America with the beginning of a revolution. (I would have pleaded guilty to that, but no one asked directly and anyway would the jurors have understood about non-violent revolutions, about La Causa?)

In groups of ten or so, the trials began. Days of fascination, worries about finances, of bewilderment, of muttered curses and half-finished prayers. Priests and nuns came to visit our courtroom (Sacred Heart). Mothers. Fellow defendants, some of them hippie types finally worried about their public relations image, others radical types, angrily defiant to the last--poor, brave fools, inevitably found guilty. Week after week the trial dragged on, five weeks altogether.

Slowly the messy affair came into focus. We were not on trail for being noisy or disobeying Hawakata. We were not on trai for anything. America was on trial--its ability to tolerate changes in the status quo. Changes--a promise to us, a threat to others.

Was it true, what Adlai Stevenson said, "Self-criticism is America's secret weapon"? Was it allowed, after all? We would find out.

We watched and waited. The lawyers and the Assistant District Attorney battled with words. The judge listened; the jury listened; and we listened, all in a colorful row occasionally whispering and passing notes to our lawyers, and occasionally shocked. For we listened to lies. We listened to all sorts of lies and looked at the jurors. They absorbed everything, lies and truth, with bored detachment.

A film was shown. The people listening to speeches. Police encircling us. Confusion. (There's me, being militant). Police walloping. More confusion. Someone yelling for a doctor. Police vans moving off. Black girls collecting bail money in a can.

We got to testify in our own behalf finally. The D.A. tried to rattle us. We come off hones and wholesome despite his slanders. The attorneys summarized--Garcia, calm and methodical, Penrod, with the compassion of newly acquired identification with our cause.

The jury, the topic of countless lunch hour conjectures, left to decide our fate. After an afternoon and an evening of tense waiting, nine hours or so, they came back. Our girls were worn out, their faces not so pretty under fluorescent lights. The students held hands as the judge looked at the papers from the jury.

He passed them to the clerk. He read. Not guilty. Not guilty. Not guilty. All of us, on all three charges. A girl in back of us sobbed openly. The students rushed to embrace the lawyers. The judge banged the gavel for order. The jury, tears in their eyes and shaking our hands, left for home. America had won. It was over--for us.

But the trials continue, all summer long. Sometimes America wins, sometimes it loses. The score so far as of July 25 is 47 acquitted and 61 convicted on at least one charge.

(Later I would walk down the street, peering into faces of prospective jurors. Would America win with them? I go to LULAC meetings and look around. Would America win with them?

Doubts. Renewed determinstion. Hard work ahead.

Regino Montes

THE TIES THAT BIND (Cont'd)

what the Mexican already had, offered no particular promise and was neither to be anticipated with joy nor feared. The present could not be ignored. Its demands had to be coped with, its reward enjoyed--now.

Family organization is another culture bond. Traditionally, the Mexican family is larger than the American. It includes not only parents and children but also an extended circle of relatives as well. Grandparents, aunts, uncles, and cousins are considered a part of the immediate family. This extended family includes also the tie of "compadrzco" This kind of family organization permits an individual to feel quite secure and sufficient within his family group. There is less need to become involved actively in community and civic affairs as a way of satisfying the need for social participation and personal achievement.

A common language binds us. Spanish is not only an act of communication between members of our ethnic group, but in its totality is a live symbol of a culture which is somewhat unique when contrasted to that of the Anglo-American. Though this tends to set us apart from the English-speaking group it also serves to unite and bind us closer together. Recall almost any social interaction between members of our ethnic group--whether social, civic, business, or political--and you will generally hear some Spanish. This of course functions as a subtle cue to remind ourselves that we are "La Raza".

The nature of the family structure further brings us together. We continue to extend a great deal of respect, courtesy and affection to our elder family members. It is part of our cultural make-up to listen attentively and to consider with sincere respect when aged parents and grandparents speak or

(Continued on next page)

participate in our own little worlds. They continue to be part of the family. We are very reluctant to consider some of the how prevailing notions of communities or homes for the aged and retired.

Religion is another bond. Most Mexicans are Catholic for the Spanish Conquistadores were accompanied by missionaries who planted the faith alongside the flag. While some writers have commented on the ritualistic and traditional rather than the intelligent practice of Catholicism among many Mexicans, it is still generally conceded to be an important slidifying factor as far as the ethnic group is concerned. Today, the Church is working in many localities hand-in-hand with Mexican-American leaders toward the synthesis of the two cultures. Unfortunately this isn't the case in San Francisco where the majority of our children are being rejected by the Catholic Schools.

The culture characteristics indicated as binding ones are for the most part favorabel. Many Mexican-Americans are modifying them and becoming acculturated into the dominant culture. However, a complete rejection of these Mexican-American culture values would truly be a loss.

Reality is not without its unpleasantness. We share together some disadvantages. And while we may individually disclaim or not feel really to be a direct participant we are affected none-the-less.

Though the group here in San Francisco is an atypical group as far as the total Mexican-American group in the Southwest is concerned, we share or bear the brunt of the disadvantaged who are submerged by discrimination and prejudices, substandard housing, menial and insecure employment, low-levels of education, and ineffectiveness in political and civic voice and power. This disadvantage is true in great measure because first, prejudiced Anglo-Americans do not distinguish between individuals within our ethnic group. One writer has said: "A Mexican is a Mexican to them. And the Mexican has all the qualities which the dominant group members have chosen to consider undesirable-unfamiliar culture, foreign tongue, Catholic faith, poverty, limited education, and a darker skin."

The foregoing comments have been made advisedly. We are very much aware of the vast individual variations that exist within our ethnic group in all walks of life. Gains are being made; they continue to be made. Some of our gross inadequacies, as far as collective action and unity on those issues requiring power blocks, are receiving active concern from leaders of our Mexican-American community as well as from Anglo friends. Yet, in terms of our grave needs, the total number of Mexican-Americans affected, and the length of time that we have retained disadvantaged status, the total gains are small.

It is our optimistic opinion, though qualified and dependent on what we do, that the future has much to offer to us.

A few days ago there was a television program. One of the actors was a "Joe Martinez," a role played by Ricardo Montelban. The other young man was an Anglo, perhaps, best described in the program as a "yo-yo brain."

Competition grew keen, feelings ran high--then in a flurry of pillow feathers, roller skates on the floor, broken lamp vases, and a round of fist-cuffs one young man beat a hasty retreat. Who won the fair prize? Joe Martinez.

This is, to be sure, a light humorus instance of one example of a change toward the better. It is our belief that we shall continue to make sizeable gains in dominant group activities and involvement, and that we will have done this without the loss of many compatible culture values. Rather, these bonds will give us a firmer, stronger, group solidarity and identity as we continue to make a fuller contribution to the culturally pluralistic society in which we live.

Y. A. Cabrera

F R E N T E

Frente de Liberacion del Pueblo is a new Chicano organization that has begun an exciting and concrete program in the East Oallnad community. It is designed to develop community solidarity through cultural programs and community projects.

Proposed activities are being used as a means of creating new attitudes and relationships between our people to enable them to realize and defend its struggle for self-determination.

The Organization works from the premise that noe of the Anglo institutions serve the real interests of the people. Its efforts therefore, will be to offer alternative institutions which will promote independence.

The Organization is a product of a year and a half of Chicano activism on the Berkeley campus. Members of the Mexican-American Student Confederation together with community organizers pooled their experiences in an effort to establish a meaningful structure for social activism. Already numerous organizations and programs are plugging into the Frente structure and possibilities for real united effort are excellent.

The real importance of Frente is its commitment. Members of Frente have dedicated more than time and money. They are planting the seeds of a genuine ethnic Renaissance which will and must replace the false Anglo standards which have caused so much alienation in La Raza.

SF DIST. MISSION. LATIN AMERICANS

SAN FRANCISCO DISTRICTS

MISSION. LATIN AMERICANS

LOS SIETE DE LA RAZA

EN JUICIO

EL SUPERVISOR ROBERTO GONZALES HA DICHO: "NO CREO QUE LOS SIETE DE LA RAZA PUEDAN TENER UN JURADO JUSTO EN SAN FRANCISCO U OTRO LUGAR EN CALIFORNIA."

QUIENES SON LOS SIETE?

Siete jovenes latinos americanos en juicio por sus vidas. Siete jovenes acusados por la muerte de un policia en nuestro distrito de la Mission. LOS SIETE: Tony Martinez, Mario Martinez, Nelson Rodriguez, Danilo Melendez, Jose Rios, Gary Lescallett, y Gio Lopez. Trabajaban en nuestra comunidad, en nuestras calles, matriculando a hermanos para ir al colegio. Siete hermanos tratando de educar a nuestra gente, tratando de traer esa educacion a nuestra comunidad, tratando de compartir esa educacion con todos nuestros hermanos en el distrito de la Mission. A causa de esta muerte siete hermanos latinoamericanos fueron detenidos y arrestados sin prueba alguna, sin evidencia de que alguno hubiera apretado el gatillo. La pistola que ocaciono la muerte del policia pertenecia a su companero Paul McGoran. La prensa los juzgo y los condeno antes de aparecer en corte, como hacen tambien con toda nuestra gente guiandose por el reporte de la policia. Esta publicidad y racismo fue lo que inclino a Roberto Gonzales y a mucha otra gente a pensar que Los Siete no podrian ser juzgados justamente.

QUE SIGNIFICAN SUS IDAS A CORTE?

Desde hace un ano los abogados de LOS SIETE han hecho ademanes. Han tratado sobre el arreglo del tribunal, el cual esta compuesto de personas blancas de alto nivel social en ves de incluir a blancos, latino americanos y negros pertenecientes a la clase trabajadora. Los abogados han interrogado sobre las funciones del Grand Jury (Gran Jurado de Acusacion), el cual es usado para procesar secretamente a cualquiera sin la presencia de abogados. Ultimamente los abogados han interrogado la eliminacion de personas que no creen en la pena de muerte del tribunal de justicia. Aunque esta es la manera en que la ley esta escrita, mas de la mitad de la poblacion de California no cree en la pena de muerte. Tambien han probado que personas que favorecen la pena de muerte, tambien favorecen la separacion de las comunidades, y estan en contra de las minorias o gente que son diferente a ellos. Los abogados tambien han probado que el incluir a esta gente en el tribunal y el eliminar a todos aquellos que no creen en la pena de muerte hacen un tribunal condenante aun con menos evidencia. Todos los ademanes hecho por la defensa han sido ignorados por el Juez Joseph Karesh.

QUE PODEMOS HACER PARA AYUDAR A LOS SIETE?

Despues de un ano en la penitenciaria LOS SIETE DE LA RAZA iran a juicio el Jueves, Cuatro de Junio a las diez de la manana. El juicio continuara diaramente hasta lograr un veredicto. Tenemos que ayudar a LOS SIETE atendiendo constantemente al juicio. Tenemos que demostrar a nuestra nacion que nosotros estamos unidos y que sostenemos la idea de ayudar nuestros hermanos en las prisiones de este pais. Esten informados sobre el transcurso del juicio leyendo la papeleta semanal y tambien comprando su periodico BASTA YA.

EN LA UNION ESTA LA FUERZA

El juicio comiensa Junio 4 a las 10 de la manana el en Palacio de Justicia (Hall of Justice), 850 Bryant St. Department 24.

Para mejor informacion llame al Te. 626-9090 o vengan a nuestra oficina situada en el 262 Valencia St.

LIBERTAD PARA LOS SIETE

LOS 7 ON TRIAL

SUPERVISOR ROBERT GONZALES HAS SAID "I DON'T THINK LOS SIETE DE LA RAZA CAN GET A FAIR TRIAL IN SAN FRANCISCO OR ANY PLACE ELSE IN CALIFORNIA."

WHO ARE LOS SIETE

Seven young brown men on trial for their lives. Seven young brown men accused of having killed a policeman in the Mission District May 1, 1969. Seven men: Tony Martinez, Mario Martinez, Nelson Rodriguez, Danilo Melendez, Jose Rios, Gary Lescallett and Gio Lopez, working in the Mission Community, in the streets and pool halls, wherever young people are, recruiting them to college. Seven men trying to educate their people, trying to bring that education back to the people, to share what they learned with their brothers and sisters. Seven are being held for the murder of one man--when there is no evidence at all that any of them held or fired a gun at any time. The gun which was used actually belonged to the partner of the dead man. The press tried and convicted them before they ever appeared in court. They treated Los Siete exactly the way they treat all other brown and poor people by only reporting the police side of the story. This publicity and racism is what led supervisor Gonzales and many other people to believe that Los Siete cannot get a fair trial.

WHAT HAVE THEIR COURT APPEARANCES MEANT:

Since last May the defense lawyers have been making motions for them. They have dealt with the composition of the Grand Jury made up of upper class, educated white people rather than people who actually represent San Francisco, the brown, black and white working people. They have questioned the function of the Grand Jury which is used to secretly indict people, without lawyers present. The latest move by the lawyers was to question the exclusion of people who do not believe in the death penalty from serving on a jury in a capital case. Even though this is the way the law reads, over one half of the people in California do not believe in the death penalty. They have proved that people who favor the death penalty also favor segregated neighborhoods, also are against minority peoples, people who are different than them. They have proved that including these people on a jury and excluding people who are against the death penalty makes for a "convicting jury" with much less evidence. Every motion the defense has made has been turned down by the presiding judge, Judge Joseph Karesh.

WHAT CAN WE DO TO SUPPORT LOS SIETE DE LA RAZA

After one year in jail, Los Siete de la Raza will go on trial on Thursday, June 4 at 10 a.m. The trial will continue every day until a verdict is reached. We must support Los Siete, by attending the trial, by showing the whole country that the people support their brothers and all others held captive in the jails in this country.

WATCH FOR WEEKLY NEWSLETTERS ON THE PROGRESS OF THE TRIAL. READ THE BASTA YA FOR COMMUNITY NEWS.

FREE LOS SIETE

EVERY DAY STARTING →

JUNE 4 → 10 AM

HALL of INJUSTICE 850 Bryant

Dept. 24 SAN FRANCISCO

FOR MORE INFORMATION CALL [illegible] VALENCIA

LIBERTAD PARA LOS SIETE!

RALLY – DEMOSTRACIÓN – RALLY

JUNE 27 SABADO JUNIO 27

GARFIELD PARK

12 NOON

Los Siete han estado en la carcel hace mas de un ano. Nuestros hermanos no han sido juzgados. Las cortes han estado jugando con sus vidas. Ellos han pospuesto el juicio muchas veces y ahora han cambiado el juez Karesh, el cual estaba encargado del juicio, por otro juez que no conoce el caso. Todo la Raza esta en juicio con Los Siete. Nosotros debemos ayudar a terminar las injusticias y falsas promesas que este sistema crea para enmascarar su racismo.

Los Siete have been in jail for more than a year. Our brothers have not been tried. The courts have been playing with their lives by postponing the trial and lately by changing the original judge J. Karesh to another judge who does not know anything about the case.
La Raza is on trial with Los Siete. We must help stop the injustices and false promises which this system creates to masquerade its racism.

LAS INJUSTICIAS CONTRA LA GENTE DE LA RAZA PARARAN CUANDO LUCHEMOS JUNTOS POR NUESTRO FUTURO

¡LIBERTAD PARA LA RAZA!

LIBERTAD PARA LOS SIETE DE LA RAZA

SIX OF LOS SIETE HAVE BEEN IN JAIL IN SAN FRANCISICO FOR MORE THAN A YEAR WITHOUT BAIL. THEY ARE ON TRIAL FOR THEIR LIVES AT 10 A.M. MOST DAYS AT THE HALL OF INJUSTICE, 850 BRYANT STREET IN JUDGE MANA'S COURT.

IT IS IMPORTANT FOR YOU TO ATTEND THIS TRIAL IN ORDER TO UNDERSTAND HOW SAN FRANCISICO AND AMERIKA ARE CONTROLLED !

****

LOS SIETE COMMUNITY NEWSPAPER BASTA YA !! (ENOUGH, ALREADY)

25 CENTS A COPY

LOS SIETE DE LA RAZA, 262 Valencia Street, 626-9090

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FREE THE SEVEN OF THE PEOPLE***FREEDOM FOR ALL OUR BROTHERS

BUY THE BASTA YA NEWSPAPER - GET THE STORY FROM THE PEOPLE WHERE THE SEVEN BROTHERS LIVE- WHERE THE BROTHERS WERE COMMUNITY ORGANIZERS! WHERE THE BROTHERS WERE HELPING THEIR PEOPLE

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FIESTA

GRAND CORONATION BALL & PARADE

Greetings from President Nixon

PRESIDENT NIXON CONGRATULATES TOM SPINOSA

"The contributions of men and women of Hispanic origin stand out among those which have enriched our heritage and made our land the great country it is today."

• President Richard M. Nixon

MESSAGE

Archdiocese of San Francisco
CHANCERY OFFICE
445 CHURCH STREET
SAN FRANCISCO, CALIFORNIA 94114
(AREA CODE 415) 863-5112

25 April 1973

Mr. Thomas Spinosa, President
1973 Latin-American Fiesta, Inc.
P. O. Box 34323
San Francisco, California 94134

Dear Mr. Spinosa:

I am delighted to learn that our Mayor, the Honorable Joseph L. Alioto, will proclaim Latin-American Fiesta Week from May 14 through May 20. It is most appropriate that we should celebrate our Latin-American heritage and keep alive the lovely traditions which have come down to us from the first citizens of the City of Saint Francis.

Long before the Gold Rush, the Franciscan Friars, led by the Venerable Father Junipero Serra, brought the blessings of civilization, education and religion to California. Our first Latin-American settlers joined the Franciscan Friars in inaugurating what is today California's greatest industry, namely, agriculture. Equally dear to us today are the cultural elements of our Latin-American heritage -- the art, music and the gracious greetings, which the Latin-American Fiesta will help to preserve.

I pray God to bless the work of the officers and members of the Fiesta and to help them to make it a memorable event.

Very sincerely yours,

Joseph T. McGucken
Archbishop of San Francisco

OFFICE OF
CHIEF ADMINISTRATIVE OFFICER

THOMAS J. MELLON
CHIEF ADMINISTRATIVE OFFICER

April 20, 1973

Mr. Tom Spinosa
President, 1973 Latin-American Fiesta, Inc.

Mr. Adolfo Majewsky
President, Spanish Speaking Citizens Foundation
P. O. Box 34323
San Francisco, Calif. 94134

Dear Tom and Adolfo:

May I again extend to both of you my hearty congratulations on the occasion of one of the greatest events that takes place in our City, the Latin-American Fiesta.

In addition to congratulations I also commend you and your very worthwhile organizations on the excellence of your efforts in obtaining the cooperation in organizing the Fiesta and the ensuing celebration which is important not only to the Latin-American Community but to all the citizens of San Francisco.

Furthermore, we are happy that the City has been able to participate.

With kind regards and best wishes.

Sincerely,

Chief Administrative Officer

OFFICE OF THE MAYOR
SAN FRANCISCO

JOSEPH L. ALIOTO

MAYOR JOSEPH ALIOTO

Proclamation

The Latin-American Fiesta, Inc. which is sponsored by the Spanish-Speaking Citizens Foundation, Inc. has as its endeavor the unification of all Spanish-speaking people of Northern California through programs of education, culture and social significance for the Spanish populace.

In achieving this goal, the Latin American Fiesta, Inc. is sponsoring the eighth annual Latin American Fiesta Week for the period May 14 to May 20, 1973. In celebration there will be a Latin American Parade, Coronation of the Queen, Mass, and other public-spirited activities.

NOW, THEREFORE, I, Joseph L. Alioto, Mayor of the City and County of San Francisco, do hereby proclaim the week of May 14 through May 20 as LATIN AMERICAN FIESTA WEEK in San Francisco and urge all San Franciscans to participate and enjoy the events of this fiesta week.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City and County of San Francisco to be affixed this twenty-fourth day of April, nineteen hundred and seventy-three.

Joseph L. Alioto

JOSEPH L. ALIOTO
Mayor

AT PROCLAMATION OF LATIN-AMERICAN FIESTA WEEK AT CITY HALL

State of California
GOVERNOR'S OFFICE
SACRAMENTO 95814

RONALD REAGAN
GOVERNOR

April 26, 1973

Mr. Tom Spinosa, President
Latin-American Fiesta, Inc.
Post Office Box 34323
San Francisco, California 94134

Dear Mr. Spinosa:

As Governor, I am pleased to extend greetings and good wishes to everyone attending this 10th annual Latin American Fiesta.

This event provides a most appropriate opportunity for the members of the Latin American community to gather together in a display of unity in celebration of the many contributions they have made to San Francisco and to our state. The Spanish-Speaking Citizens Foundation is to be commended for its sponsorship of this yearly celebration and for its efforts throughout the year to preserve the cultural heritage shared by all Latinos.

Best wishes for a memorable and most enjoyable Fiesta.

Sincerely,

Ronald Reagan

RONALD REAGAN
Governor

Assembly Rules Committee-California Legislature

Resolution

By the Honorable John L. Burton
Twentieth Assembly District

RELATIVE TO THE 8th ANNIVERSARY OF LATIN-AMERICAN FIESTA WEEK

WHEREAS, The Members of the Assembly have learned that the Honorable Joseph Alioto, Mayor of San Francisco, has proclaimed the week of May 14-20, 1973, as Latin-American Fiesta Week; and

WHEREAS, This colorful event, sponsored by the Spanish-Speaking Citizens Foundation, Incorporated, will feature festive Latin parades, the coronation of the Fiesta queen, a morning mass, a Latin-American cultural fashion show, and many other public-spirited activities; and

WHEREAS, Latin-American Fiesta Week, a fitting tribute to Spanish-speaking people from all the 21 countries of South and Central America, will also serve to strengthen unity within the Spanish-speaking community in San Francisco and throughout the state; and

WHEREAS, This public celebration, which recalls our state's deep roots in the rich heritage of Hispanic culture, will underscore the many common ties that exist in the social, political, and spiritual life of Spanish-speaking people everywhere; and

WHEREAS, The Spanish-Speaking Citizens Foundation, Incorporated, a nonprofit organization dedicated to keeping alive the Latin-American heritage that is so much a part of California's history and bringing down the walls which divide some segments of the Spanish-speaking community, is to be highly commended for this important and worthwhile cultural event; now, therefore, be it

Resolved by the Assembly Rules Committee, That the Members join the many thousands of Spanish-speaking Californians in celebrating Latin-American Fiesta Week during the week of May 14-20, 1973, on the 8th anniversary of this joyous occasion, and extend most sincere best wishes to the Spanish-Speaking Citizens Foundation, Incorporated, in its efforts to promote the culture and unity of Spanish-speaking people in this state; and be it further

Resolved, That the Chief Clerk of the Assembly transmit a suitably prepared copy of this resolution to the Spanish-Speaking Citizens Foundation, Incorporated.

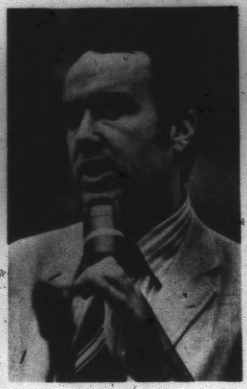
Resolution No. 242
Approved by the Assembly Rules Committee

By

John L. Burton
Chairman

Subscribed this 1st day of May, 1973

Bob Moretti
Speaker of the Assembly



HON. JOHN L. BURTON
Assemblyman

THE LATIN-AMERICAN FIESTA COMMITTEE HEREBY EXPRESSES ITS SINCERE THANKS AND APPRECIATION TO THE MOST HONORABLE JOHN L. BURTON AND THE MOST HONORABLE BOB MORETTI FOR CO – AUTHORING ASSEMBLY RULES COMMITTEE RESOLUTION NO. 242 MAKING THE WEEK OF MAY 14-20, 1973 A STATEWIDE CELEBRATION FOR THE MANY THOUSANDS OF SPANISH-SPEAKING PEOPLE LIVING IN CALIFORNIA.

RESPECTFULLY,
LATIN-AMERICAN FIESTA, INC.

TOM SPINOSA,
President

BIENVENIDOS, AMIGOS!
SINCERE WISHES
FOR A SUCCESSFUL FIESTA

HON. PETER TAMARAS
SUPERVISOR
City & County of San Francisco

SALUDOS, AMIGOS!!!

HON. ROBERT E. GONZALEZ
SUPERVISOR
City & County of San Francisco

BEST WISHES TO THE LATIN-AM FIESTA!
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CORONATION CHAIRMAN
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HONORABLE Joseph L. Alioto, Mayor of the City and County of San Francisco, has named Mr. Adolfo Majewsky a commissioner on the Commission on the Aging for the City and County of San Francisco to hold said office from the 13th day of April 1973.

Adolfo Majewsky named Commissioner by San Francisco Mayor Joseph L. Alioto

BORN in Managua, Nicaragua, Adolfo Romero Majewsky came to San Francisco in 1944. Overcoming cultural and lingual and other related difficulties, Mr. Majewsky established himself, over the years, as a successful real estate broker. Not satisfied solely with monetary gain, Mr. Majewsky began devoting more and more time, energy and resources to community and civic affairs, both within and without the Spanish-speaking community. His involvement is broadly-based and diversified, dealing with virtually all major ethnic and racial communities in San Francisco. Today, Mr. Majewsky maintains a solid position of civic leadership throughout the City and County of San Francisco. This process of political and social development by Mr. Majewsky is incontroverted evidence that the Central American, in particular, and Latin American, in general, is and will continue to be a vital force in the life of the citizenry of San Francisco.

LATIN AMERICAN PARADE: After five years of trial and tribulation, the Parade established itself as a permanent institution in 1972 by attracting more than 60,000 spectators. Nominee was leading figure in this long uphill struggle.

ECONOMIC OPPORTUNITY COUNCIL: Sits on EOC Executive Committee working with Blacks, Chinese, Filipinos, and Whites. Has proved to be one of most effective chairmen from the local Mission District Council to sit on the EOC executive committee in the history of the San Francisco poverty program.

COORDINATING COUNCIL: Chairman of the Council which consists of 19 members, 12 consumer representatives (3 each from the city's 4 major ethnic groups) and 7 health professionals. Council's task is to "develop a workable plan to transform San Francisco General Hospital into a community hospital." This project is one of most important in this decade for San Francisco. Nominee, in position of Chairman, has provided firm leadership in a situation where all ethnic groups of the city must be taken into strict consideration.

MISSION SENIOR CITIZENS CENTER: Not limited to Latins but also includes a strong and viable Filipino component. The Senior Center was developed over a period of two years by the nominee, investing his volunteer time and personal financial resources. Center received foundation monies recently and Filipinos were included in the distribution of the funds. This is important since money notoriously divides monority groups but not in this case.

SOUTH KOREAN SENIOR CITIZENS CENTER: Assisted very significantly in the organization of the South Korean Senior Citizens Center; all on a volunteer basis. Another example of nominee cutting across racial and cultural lines to assist with an important endeavor in a different community.

The City and County of San Francisco

STATE OF CALIFORNIA

To all to whom these presents shall come: Greeting:

Reposing special confidence in the fidelity and ability of

Adolfo Majewsky

I do, by these presents by virtue of the authority vested in me by the Charter of the City and County of San Francisco, appoint him

a Commissioner on the Commission on the Aging

in and for the City and County of San Francisco to hold and office for the term

ending April 13, 1976

from and after the thirteenth *day of* April *19* 73

vice _____ first appointment.

In Testimony Whereof, I have signed my name and have caused the seal of my office to be affixed hereto this thirteenth *day of* April *in* 73

Attest: Joseph L. Alioto *Mayor*

John Ostrander *Secretary to the Mayor*

"Viva La Fiesta"

LAURA R. FELIX
Mother-of-the-Year

Bert and I wish you happiness and great success. Together we will have a better City for us all.

Dianne Feinstein
Supervisor, San Francisco

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ADOLFO MAJEWSKY
President

HON. FITZ-GERALD AMES
Founder

GRACIELA CASHION
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MARGARET REYNA
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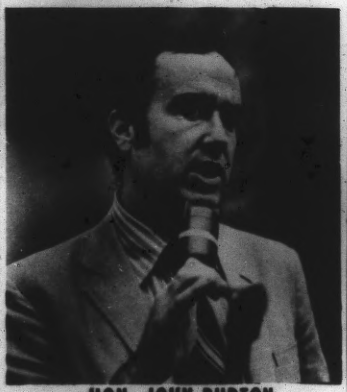
HON. DOROTHY VON BEROLDINGEN
Supervisor, San Francisco

Saludos Latinos!!!



HON. JOHN BURTON
Assemblyman, State of California

Saludos Nuestros Amigos Latinos

HON. WILLIE L. BROWN, JR.
Assemblyman, State of California

1973 LATIN AMERICAN FIESTA, Inc.

SPONSORED BY THE SPANISH-SPEAKING CITIZENS FOUNDATION, Inc.
A Non-Profit Charitable Organization
Founded by the HON. FITZ-GERALD AMES, Sr.

P. O. Box 34323, SAN FRANCISCO, CALIF. 94134

1973 EXECUTIVE OFFICERS

THE LATIN AMERICAN FIESTA COMMITTEE THANKS ALL THOSE WHO CONTRIBUTED TO THE GIFTS, ADS, AND PUBLICITY FOR THE SUCCESS OF THE FIESTA.

Tom Spinosa • President

Roger Cardenas
First Vice President

Graciela Cashion
Second Vice President

Eustacio Ramirez
Third Vice President

Maria Taylor
Secretary

Alfredo Velasquez
Treasurer

Eduardo Acido
Past President

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PROGRAM

LATIN-AMERICAN CORONATION AND BALL

INTRODUCTION OF OFFICIALS AND HONORED GUESTS ..... TOM SPINOSA, Pres., LAT-AM FIESTA

NATIONAL ANTHEM (Star Spangled Banner) ..... Los Beamers Orchestra

PLEDGE OF ALLEGIANCE ..... Margaret Krsak-Koesen, Madrina, Spanish Speaking Citizens Foundation, Inc.

OPENING REMARKS ..... Oscar Rivas

SALUTE TO OUT-GOING QUEEN

ARMINDA IZQUIERDO ..... Nena Sekeira, Queen Chairman

SALUTE TO IN-COMING QUEEN

YOLANDA DE JESUS ..... Shirley Spinosa, Coronation Chairman

Entrance of 1973 Court	Escort
First Princess Sandy Marenco	Romeo Marenco
Second Princess Lisa Tertrou	Leroy Mendoza
Third Princess Maria Antoinette Ramirez	Arthur Diaz de Villegas
Duchess LETICIA CERVANTES	Raul Ramos
Lady In Waiting ANA GUERETTA	Jose Gueretta

ROYAL ENTRANCE

Crown Bearer ..... Monica Estrella

Sash Banner Bearer ..... Jamilet Vijil

Bouquet Bearer ..... Soly Coronado

Scepter Bearer ..... Victoria Spinosa

Flower Girls ..... Dennise Caldera — Dania Caldera

★

LATIN - AMERICAN FIESTA QUEEN

HER MAJESTY QUEEN YOLANDA DE JESUS

CROWNING OF QUEEN

YOLANDA DE JESUS ..... Hon. Peter Tamaras - Supervisor

Presentation of Sash Banner ..... Shirley Spinosa — Coronation Chairman

Queen's Scepter ..... Hon. Adolfo Majewsky, Commissioner

Trophy to Queen ..... Hon. Dorothy Von Beroldingen

Bouquet to First Princess ..... Alex Esclamado - Editor & Pub. P.A. News

Bouquet to 2nd Princess ..... Hon. Willie Brown - Assemblyman

Bouquet to 3rd Princess ..... Hon. Dianne Feinstein, Supervisor

Bouquet to Duchess ..... Pippa White (KGO TV Channel 7)

Bouquet to Lady In Waiting ..... Terry Lowry (KRON TV Channel 4)

Bouquet to Mother of the Year Laura Felix ..... Shirley Dimapilis

Presentation of Awards to Outstanding Citizens in recognition of their contribution to the Latin American Community ..... Commissioner Adolfo Majewsky, President Spanish Speaking Citizens Foundation, Inc.

Acknowledgment and Closing Remarks — Tom Spinosa

ON WITH THE DANCE

TO THE LATIN SOUND OF LOS BEAMERS

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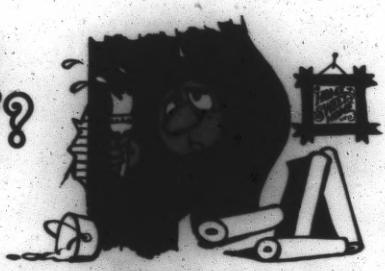

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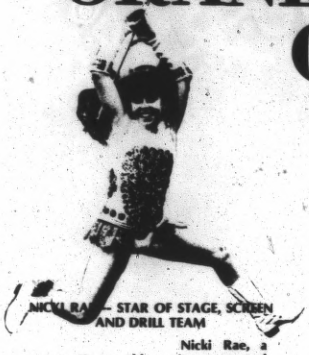
GRAND PARADE OFFICIALS



NICKI RAE — STAR OF STAGE, SCREEN AND DRILL TEAM

Nicki Rae, a veteran 10-year-old movie actress and baton twirler. Nicki is currently appearing in feature film productions, "The Assassinators", "A Whale of a Tale", and "Lady Brimstone".

MAYOR JOSEPH ALIOTO
Honorary Grand Marshall

TOM SPINOSA, Gen. Parade Chairman
&ROBERT GONZALES
Grand Marshall

GLADYS BAMBARGER
Parade Director

ADOLFO MAJEWSKY
Honorary Chairman

OSCAR RIVAS
Announcer

GEORGE R. REILLY
Deputy Grand Marshall

RENIE CHAMPAGNE
Deputy Parade Director

left to right: GLADYS BAMBARGER
DAN M. McDONALD, RENIE CHAMPAGNE

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Latin-American Fiesta of 1973

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Coronation Chairman

SHIRLEY DIMAPILIS
Ball Chairman

NENA SEKEIRA
Queen Chairman

TOM SPINOSA
Master of Ceremonies

ADOLFO MAJEWSKY
Entertainment Chairman

MARGARET KOESEN
Invitation, Reception Chairman

ROGER CARDENAS
Ticket Chairman

CHRISTINA PARRALES
Mother of the Year Contest Chairman

CARLOS CARILLO
Public Relations

MARIA LUNA
Official Hostess

BECKY SCHETTLER
Mother of the Year Contest Judge

CESAR ELVIR
Sergeant-at-Arms

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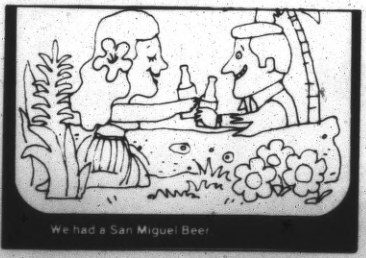

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HER MAJESTY

YOLANDA DE JESUS

QUEEN OF THE LATIN-AMERICAN FIESTA OF 1973

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ELSA VALLEJO

CAROLYN CAVALIER

MARGARET CAVALIER

LINDA LABRO

NATALIA ARGUELLO

SOLLY CORONA

RAMONA DOMINGUEZ

ARMINDA IZQUIERDO
1972 Outgoing Queen

MELINDA ENRILE

MONICA ESTRELL
Bearer
Queen's
Crown

MARIA IBARRA

MARITZA SOTOMAYO

SAN
Fir

MERCY HERNANDEZ

CARMEN MENJUAR

"Cheers
for th
Winne

Queen Yolanda de Jesus

AND HER COURT

VICTORIA SPINOSA
Scepter Bearer

LINDA
LABRO

SOLLY CORONADO
Bearer of
Queen's
Bouquet

JAMILET VIJIL
Bearer of
Queen's
Banner

ATALIA
GUELLO

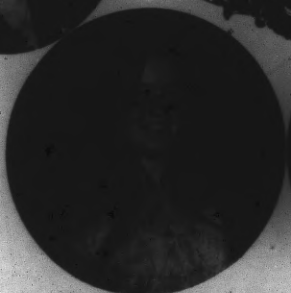
MONICA
ESTRELLA
Bearer of
Queen's
Crown

ANA
GUERETTA
Lady
in Waiting

ELINDA
NRILE

SANDY MARENCO
First Princess

LETICIA CERVANTES
Dutchess



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Second Princess

MARIA RAMIREZ
Third Princess

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GRAN PARADA

LA FIESTA LATINOAMERICA INCORPORADA BAJO LOS AUSPICIOS DE LA FUNDACION DE CIUDADANOS DE HABLA HISPANA

TOM SPINOSA, GOP NOMINEE FOR STATE SENATOR, is pictured here during the 1966 Latino-Americano Fiesta celebration at the PRESS CLUB presenting the CABALLERO AWARD to Unifed Farm Workers President CAESAR CHAVEZ as the most outstanding Citizen of 1966 in California.

En realidad, tal programa de acontecimientos sociales y culturales deberia llevar el nombre de FIESTA HISPANO AMERICANA, INC.ya que los italianos, franceses, portugueses son tallatinos.por las profundas y variadas raices que hay en el idioma Aun en el mismo idioma Ingles hay muchas palabras que tienen raiz Latina.

Presidente de LATIN AMERICAN FIESTA ha sido acertadamente nombrado el popular como activo senor TOM SPINOSA. nativo de San Francisco, pero descendiente de espanoles por linea directa, ya que su abuelo Don Jose Spinosa nacio en Madrid. Espana, y llego a este pais a principios de 1820 donde en union de su esposa espanola, fundo una familia.

El senor Tom Spinosa que es un conocido politico y ha corrido para senador por el Estado de California, es también artista

que podri... perfectamente el duplicado del grl. MacArthur se ha entregado en cuerpo y alma a la tarea de organizacion de grupos culturales de las diversas colonias de habla hispana en esta ciudad de San Francisco, a fin de darle mayor realce a la realizaciòn del proposito, como es el de verificar el acercamiento y una mejor comprensión y solución de los problemas que nos son comunes a los hijos de la America Hispana. Comprende muy bien que, ninguna oportunidad es mejor para estos contactos que estas celebraciones en que vibra el espíritu de nuestra raza, así como la palabra en que han hablado y escrito en Español los mas grandes pensadores de nuestro continente.

Como es bien sabido por las personas cultas, el Estado de California geográfica e históricamente pertenecio a México. Si en verdad dicho Estado forma hoy parte de la Union Norteamericana, al ser sumado a la nueva Republica ya estaba saturado por el idioma Español, tarea esta que hicieron propicia los abnegados misioneros religiosos encabezados por Fray Junipero Serra. Este idioma es hoy una fuerza que esclabona a todos los pueblos de la América Hispana y debe ser como la mano tendida abierta y fraterna tendida hacia todos nuestros hermanos,para unirnos y trabajar con dirección hacia una meta, como es la de estar en un mismo nivel de igualdad en los derechos cívicos con los hijos del país en que hemos hecho una prolongacion de solar nativo, y tomar parte activa en la escogencia y elecciones de nuestros Representantes Legislativos. Solamente así podremos estar en capacidad para reclamar una justa solución a nuestros problemas.

La Fiesta Latinoamericana no se concreta a un determinado país No. El S. ENOR Tom SPINOSA SE ESFUERZA PORQUE SU REALIZACIÓN SEA COMO UN PUENTE POR EL QUE TRANSITEN Y SE JUNTEN LOS MIEMBROS DE LAS DISTINTAS COLÓNIAS No, El Senor Tom Spinosa se esfuerza porque su realizacion sea como un puente por el que transiten y se junten los miembros de las distintas colonias que habian Español, para cambios de impresiones e ideas y poder trazar lineamientos que redunden en beneficio de nuestra comunidad de naciones.

El día 19 de Mayo tendra efecto la coronacion de la Reina del Festival en los amplios salones del Westbury Hotel, de esta ciudad, y el día Domingo 20 se verificara el desfile de una gran parada, que principiara en la esquina de intersección de las calles Mission y 16th, avanzando hacia el Sur para doblar a la izquierda en la calle 24 hasta llegar a la Avenida Potrero donde terminara.

Se confía en que los miembros y de ambos sexos de nuestra comunidad Hispano Americana, que hable en español y reside en la ciudad de San Francisco, y aun los que procedentes de otros lugares de California se encuentren presentes durante tos eventos, que respalden la noble labor del Senor Tom Spinosa Presidente de la Fiesta Latinoamericana, Inc. para que se vea la solidaridad en nuestra raza.

Domingo Ibarra Grijalva.

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PROGRAM

ANNOUNCEMENTS OF ACTS AND CALLING OF MODELS . . . . . TERRY LOWRY

Pledge of Allegiance . . . . . Col. Murray M. Montgomery, U.S. Army–Ret.

Introduction of Speaker . . . . . Hon. Adolfo Majewsky, Commissioner, City & County of San Francisco

Opening Remarks . . . . . Hon. Peter Tamaras, Supervisor, City & County of San Francisco

Introduction of Officials and Honored Guests . . . . . Tom Spinosa, Pres., Latin-American Fiesta, Inc.

CLOSING REMARKS: . . . . . Hon. Dorothy von Beroldingen, Supervisor, City & County of San Francisco

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Arminda Izquierdo	Cuba
Carolyn Cavalier	Spain
Ana Guereta	El Salvador
Pacita Barrameda	Philippines

Mariano Tapia & his Aztec Dancers

Maria Antoinette Ramirez	Cuba
Yolanda De Jesus	Puerto Rico
Conchita Mitchell	Philippines
Ramona Dominguez	Mexico
Conchita Shupin	Philippines

Juan Guerrerro—Xavier Cugat's Booming Baritoqe

Leticia Cervantes	Mexico
Deyanira Caldera	Nicaragua
Dolores Santos	Philippines
Liza Tertrou	Spain
Maritza Sotomayor	Columbia

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NATALIA ARGUELLO	NICARAGUA
PATRICIA MENDOZA	EL SALVADOR
ELSA VALLEJO	MEXICO
SHIRLEY SPINOSA	PHILIPPINES

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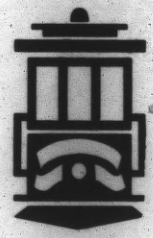
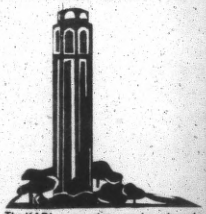


KABL
Music

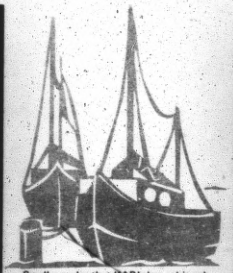
960 AM
98.1 FM
STEREO

THE KABL STORY

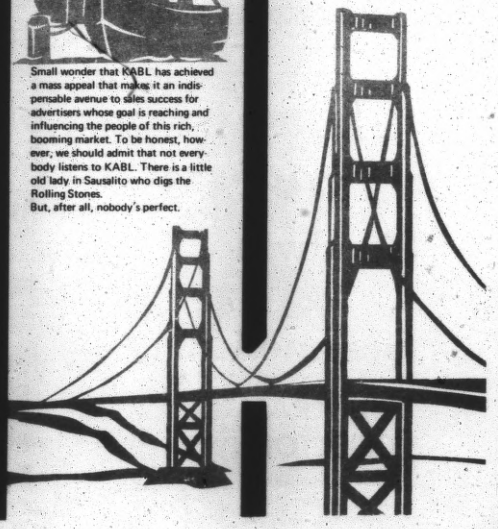
It has often been said of KABL that this unique radio station carries on a love affair with the San Francisco Bay Area. In fact, a front page Wall Street Journal story a few years ago was headlined, "KABL Courts San Francisco With Syrup, Sophistication and Whimsey." That courtship has apparently been successful since KABL has for many years been one of the most prominent and influential voices in Bay Area communications. In a market served by over forty AM and FM radio stations, KABL's programming is truly distinctive. It is a smooth blend of standard, popular music presented in uninterrupted segments together with off-beat, tongue-in-cheek humor, topical features and a generous serving of romance. And where in the world is there a place more perfectly suited to romance than San Francisco?



The KABL approach to good music and meaningful words established the station as a standard of reference within the broadcast industry soon after its inception in 1959. And to this day, the continuing excellence in programming causes broadcasters everywhere to make reference to "the KABL format," a descriptive phrase that has found a permanent place in the idiom of the industry.



Small wonder that KABL has achieved a mass appeal that makes it an indispensable avenue to sales success for advertisers whose goal is reaching and influencing the people of this rich, booming market. To be honest, however, we should admit that not everybody listens to KABL. There is a little old lady in Sausalito who digs the Rolling Stones.
But, after all, nobody's perfect.



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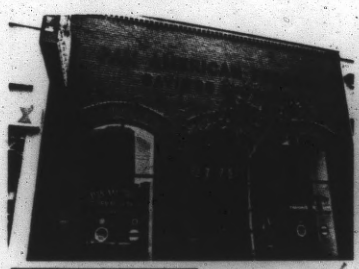

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NUESTRA EXPERIENCIA ES LA MEJOR GARANTIA

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BY-LAWS

LATINO UNITY COUNCIL

Article I

Name and Objectives

Section 1. The name of this organization shall be The San Francisco Latino Unity Council.

Section 2. The purpose and objectives of The San Francisco Latino Unity Council are: To promote the (1) unity of the Hispanic communities of San Francisco; (2) to protect and advance the interest of our Hispanic communities; (3) to insure and preserve the culture and heritage of our Hispanic traditions; (4) to identify, incur solutions to, and develop social awareness of, Hispanic problems and conditions arising out of racial, sexual, age, national and international inequities in existance; (5) to promote inter-racial cooperation and aid in the preservation and development of the social democratic process.

Article II

Principal Business Office

Section 1. The principal office for the transaction of the business of The Latino Unity Council shall be fixed and located within the greater Mission area of San Francisco. The steering committee of this organization may at any time change the location of this office to another location within said area.

Article III

Membership

Section 1. The general membership of The San Francisco Latino Unity Council shall consist of individuals and organizations which are dues paying members, who adhere to the major goals and objectives of The San Francisco Latino Unity Council and support its activities. Members shall be issued membership cards indicating time of membership.

Section 2. A Latino Unity Council member in good standing shall be one which has paid its dues in full or is up to date in such payments.

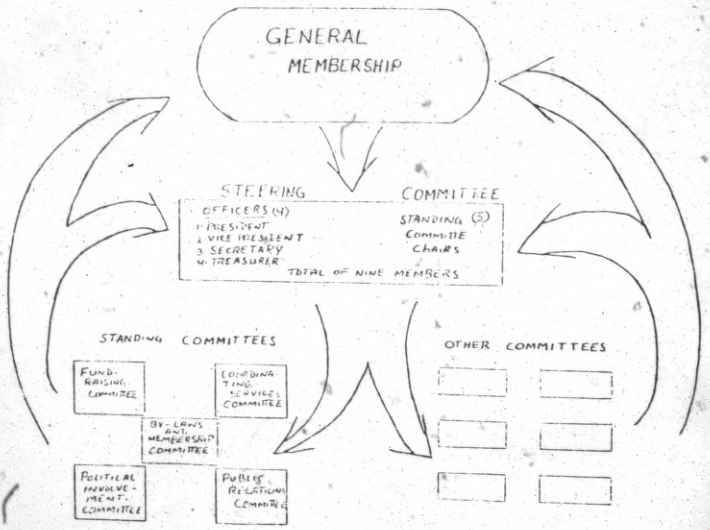
Section 3. Voting Rights: Each member of the general membership shall be entitled to one (1) Vote. There shall be no proxy votes. Individual members designated as representing an organization may only vote once.

Section 4. All organization members shall be entitled to three alternate representatives. At time of membership, such alternates are to be named to the secretary.

Article IV

The Structure of the Organization

Section 1. The flow chart of The Latino Unity Council shall be:



Section 2. Structure and Powers of the organization.

GENERAL MEMBERSHIP

Structure:

1. General membership shall be composed of individuals and organizations which are dues paying members.

2. General membership shall meet at least once per month.

3. Any member which misses three consecutive meetings, shall not be allowed to vote for one next meeting thereafter.

Powers:

1. The general membership shall elect the four officers of the organization, by a majority of those voting.

2. The general membership can recall Steering Committee members by a majority vote of the membership. ?

3. The general membership can amend the by-laws by 2/3 of the membership vote.

4. The general membership shall approve or deny any expenditures in excess of $100.00.

5. The general membership may create other committees as deemed necessary.

6. The general membership shall approve the direction and involvement of The Latino Unity Council.

STEERING COMMITTEE

Structure:

1. The Steering Committee shall be composed of members of the organization in good standing.

2. The Steering Committee shall be made-up of:
   A. The Officers:
      President
      Vice-President
      Secretary
      Treasurer

   B. The Chair Persons of the standing committees.

3. The officers of the organization shall serve for a period of 12 months from date of appointment.

4. Steering Committee members who miss three (3) consecutive Steering Committee meetings, may forfeit their position depending on the decision of the Steering Committee.

Powers:

1. The Steering Committee shall implement the goals and objectives of the organization.

2. The president shall appoint the chairpersons of the standing committees.

3. The Steering Committee shall oversee all committees.

4. The Steering Committee shall approve all expenditures under $100.00.

COMMITTEES

Structure:

1. All committee chairpersons and members of, shall be members of the organization in good standing.

2. There shall be a minimum of three standing committees.

3. All committee chairpersons shall be appointed by the President of the organization.

4. All committee chairpersons shall serve at the pleasure of the Steering Committee during their term of office.

5. Membership in committees shall be opened to all interested members of the organization.

Powers:

1. Committee chairpersons shall exercise the normal powers needed to effectively and efficiently complete and carry out their designated purposes and tasks.

2. Committee actions shall only be iniciated with the approval of the general membership or the Steering Committee.

Article V

Duties and Responsibilities of Officers

Section 1. President - The president shall preside and maintain order at the meetings of the general membership and Steering Committee, The president and members so designated by the president, shall be the official speakers for the organization.

Section 2. Vice-President - In the absence or disability of the President, the vice-president shall perform all the duties of the President and in so acting, shall have all the powers of the President.

Section 3. Secretary - The secretary shall take and maintain minutes of the general membership meetings; transact whatever business of the organization so assigned by the officers; conduct all correspondence of the organization, and shall supervise the keeping of the records of the organization. The secretary shall record new memberships, maintain up to date records of membership, and attendance of members.

Section 4. Treasurer - The treasurer shall receive and safely keep all funds of the organization and deposit such in a bank or banks as designated by thr Steering Committee. Such funds shall be paid out only on checks of The Latino Unity Council, so signed by the president or vice-president or the treasurer. The treasurer shall provide for the general membership meeting, reports detailing up to date debits and assets, late dues paying members as well as all expenditures and income. If so designated by a majority vote of the membership in attendance, and/or the members of the Steering Committee, such reports from the treasurer shall be written reports. S/he shall be prepared to offer receipts or other valid documentation supporting reportea figures.

Article VI

Liabilities of General Membership

Section 1. No person who is a member of The San Francisco Latino Unity Council shall be personally liable to its creditors for any indebtness or liability and any and all creditors of this organization shall look only to the assets of The Latino Unity Council for payments(s).

Article VII

Miscellaneous

Section 1. Parliamentary rule shall be the authority to decide all questions of order not provided for by these by-laws.

***

S.F. DIST. MISSION. MIRACLE MILE

SAN FRANCISCO DISTRICTS

MISSION. MIRACLE MILE

The San Francisco News

SAN FRANCISCO, WEDNESDAY, APRIL 2, 1952 Page 25

Mission Special

MISSION STREET Merchants Coupon Company

Celebrating 40th ANNIVERSARY

3 Big Value Days

THURSDAY • FRIDAY • SATURDAY

APRIL 3·4·5

ON THE

MISSION MIRACLE MILE

13th TO ARMY

For Your Convenience
SHOP FRIDAY NITE
UNTIL 9 P.M.

MISSION SHOPPERS Have Saved **$1,690,716** By Asking for MISSION COUPONS

All Merchants in this Special Section give and redeem Mission Coupons • Ask for them when you shop the famous Mission Miracle Mile • Spend them and Save!

Merchants Coupon Company Nearing Its 40th Birthday

98 Stores Now Giving Stamps

Business Aided, and So Are Customers

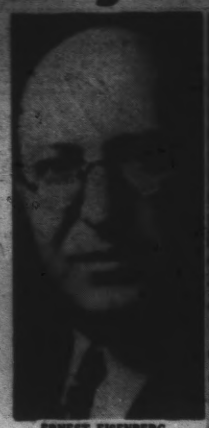
Out along Mission-st's "Miracle Mile" they're celebrating.

The celebration is subdued but from the heart for one of the district's most important operations, the Mission Merchants Coupon Co.

The coupon company will be 40 years old in June and in the intervening four decades has become an integral part of the Mission.

Today 98 merchants give stamps with purchases.

As Harry W. Templeman, the company's secretary for the past 10 years, says, "The stamps keep trade in the Mission, allow the merchants to take a profit on their sales, keep volume up and give customers a break by reducing prices."



ERNEST EISENBERG
President of Mission Merchants Coupon Co.

Started After Big Fire

The idea originated with a group of enterprising merchants who were rebuilding the district after the fire and 'quake of 1906.

Among the company's original directors was Gus Lachman, who later was to serve many terms as president of the Mission Merchants Association.

Only two other members of the original lineup of directors are still living, Sig Hertzmann and William R. Davis, who was also the company's first president and today operates a Market-st dress shop.

The other directors were William R. Hennies, James W. Doherty, J. C. Marshall, H. W. Burmeister, J. J. McNally and William Scheppler.

Reorganized in '32

The company did nicely for a number of years but fell on hard times—as did almost every other business—in 1932.

It was then that Ernest Eisenberg, a Mission shoe shop owner for nearly 33 years, undertook the reorganization of the stamp firm and, as he says, "put it on a businesslike basis."

Mr. Eisenberg served as president seven years and was followed in the president's chair by Jack Peters, George Edelstein, Oscar Bohr, Joseph Siegel and David McAuliffe.

"This year," he says, "I was drafted . . . so I'm serving one more year—one only." Serving under Mr. Eisenberg as vice president this year is Joseph Ravinsky, president of the Mission Merchants Association.

How It Operates

The present stamp system, as explained by Mr. Templeman, works this way:

A coupon is given for every 10c of merchandise purchased. It takes 10 coupons to fill a book. The customer can then come into any one of the 98 member stores and buy $2.50 worth of merchandise.

The stores have paid for their stamps at the company's office, 2517 Mission-st, so when they come back in the coupon books they bring the books into the office and get their money—including whatever profit there is in the item sold—back.

Working on this system last year, the 98 stores bought and presumably distributed $74,520 worth of stamps.

The company's 98 members are:

Albright Paint Store, 2348 Mission; Dr. R. C. Atkinson (Opt.), 2469 Mission; Art Holl's Bootery, 2440 Mission, Aubert's Diamond Palace, Mission at 19th.

Bee-Hive Millinery, 2294 Mission; Berkie's Pet Shop, 2282 Mission; Bloom's Men's Wear, 2464 Mission; Bohr's Men's Wear, 2054 Mission; M. Boverman Men's Wear, 2706 Mission; Chas. Boyle & Son Paints, 2250 Mission; Byron's Fine Footwear, 2526 Mission.

Calif. Shoe Repair, 2467 Mission; Celia Millinery, 2130 Mission; Christophe's Radio & Music, 2388 Mission; Crosby's Shoes, 2086 Mission; Crown Gift Shop, 2351 Mission.

Davis Bootery, 2704 Mission, Davis Hardware, 2172 Mission; Debe Department Store, 2052 Mission; Diller Merc. Co., 2074 Mission; Dotty Dunn Hat Shop, 2744 Mission; Jack Dougal, Jeweler, 2460 Mission; Dowd-Seid Electric Co., 2118 Mission;

Franco Hardware Store, 2080 Mission.

Gallenkamps Shoes, three Mission stores; Gensler-Lee Jewelry, 2044 Mission; Globe Shop Ladies' Apparel, 2400 Mission.

Halliday's Stationery, 2757 Mission, Hellenic-American Stationery, 2379 Mission; Holl Shoe Co., 2020 Mission; Hour Glass Shop, Corsets, 2450 Mission; Howard Jewelers, 2790 Mission; Hub Clothing Men's Wear, 2788 Mission.

The Ideal Ladies' Apparel, 2730 Mission.

Jones Resilient Floors, 2853 Mission, Joseph's Men's Wear, 2378 Mission; Juvenile Shops, Ltd., 2484 Mission.

Kahn's Dept. Store, 2336 Mission; Karl's Shoe Stores, 2338 and 2736 Mission; Kay's Jewelry Co., 2548 Mission; King's Millinery and Apparel, 2762 Mission; Kirby's Shoe Store, 2316 Mission; Klean Cut Rate Drugs, 2300 Mission; Knitcraft Sportswear, 2544 Mission.

Lund Bros. Surplus Sales, 2601 Mission; Sam Lightstone Men's Wear, 2798 Mission; Little Baby Shop Infants' Wear, 2708 Mission; Lundstrom Men's Hats, 2486 Mission.

Marian Merchandise Co., Ladies' Apparel, 2046 Mission; McBlain's Kiddie Shop, 3061 Mission, J. F. McGorty Men's Wear, 2294 Mission; Mermel's Men's Wear, 2325 Mission; Mission Baby Shop, 3049 Mission; Mission Gift Shop, 2768 Mission; Mission Hardware Co., 2288 Mission.

Nannette's Children's Wear, 2286 Mission; New Mission Market, Shoe Repair, 2584 Mission; National Shirt Shops, Novelty Jewel Shop, 2609 Mission.

Olson Jewelry, 2471 Mission; Pacific Radio & Television, 2260 Mission; Peoples Gift Store, 2424 Mission; The Philadelphia Home Furnishings, 2415 Mission; Polka Dot Shop Children's Wear, 2306 Mission.

Retlaw Camera Shop, 2969 Mission; Roller's Ladies' Wear, 2352 Mission; Rothschild Jewelry Co., 2512 Mission.

Sally's Children's Shop, 2458 Mission; Salter's Pharmacy, 2699 Mission; W. L. Saphire (Opt.) 2104 Mission; Save-on-Yardage, 2802 Mission; Wm. Scheppler & Sons, Jewelers, 2482 Mission; Senge's Ladies' & Children's Wear, 2232 Mission; Siegel's Men's & Boys' Wear, 2306 Mission; State Radio & Music, 2796 Mission; Steinberg's Shoe Store, 2650 Mission; Sunny Millinery, 2374 Mission; Sunset Drug Co., 2681 Mission.

Wai Hing Co. Ladies' Wear, 2276 Mission; Wally's Appliances, 2945 Mission; Waxman's Furniture Co., 2249 Mission; Weinstock's Housewares, 2092 Mission; Willohs Dept. Store, 2801 Mission.

Yorkshire Clothing, 2401 Mission.

Henry Zerboto, Jeweler, 2164 Mission.

VALUABLE—In color it's orange, and it's like money in the bank to Mission District shoppers. This is one of the stamps to be distributed by some 98 Mission stores—one stamp for each 10c purchase. Stamps may later be turned in for valuable premiums.

LOU SCHEPPLER
Mission merchant.

'Miracle Mile' Is Busy but Friendly

Merchants' Group Plays Vital Part

The nicest thing about walking along Mission-st from 15th-st to the big Sears, Roebuck store at Army-st, according to one old-time San Franciscan, is the friendly, small-town impression the merchants give.

The casual stroller, says this oldtimer, can wander in and out of the shops and stores—and they cover nearly the entire range of human needs and desires—and find an easy-going, chatty atmosphere in almost every one.

There's a warmth, a feeling of "belonging" out along the "Miracle Mile", that lends strength to the natural neighborliness of Mission District residents.

Association Credited

One of the biggest factors in creation of the district's atmosphere, especially along its main street, has been the Mission Merchants Association, founded in 1908 as the area's shopkeepers struggled back to their feet after the disastrous fire and quake of 1906.

The association's first president was Judge Sylvain J. Lazarus, who later rose to the superior bench (he retired last year).

A moving spirit in the group's organization was Gus Lachman, head of the giant Lachman Bros. furniture store—it's the largest retail furniture store in the country today. Mr. Lachman was president of the group 10 years.

Membership of 500

Other well-known district merchants participated in the association's advancement over the years until today it has some 500 members — businessmen, professional men and property owners.

Some members are "associates" only. To hold an active membership a member must have a business or own property along the ground floor of Mission-st from 15th through Army-sts.

Current president is Joseph Ravinsky, a haberdasher of 2376 Mission-st, who is now serving his fifth term.

"In the last few years," says Mr. Ravinsky, "we've been trying to be more than just a merchant's association.

"We're trying constantly to keep Mission-st before Northern California eyes.

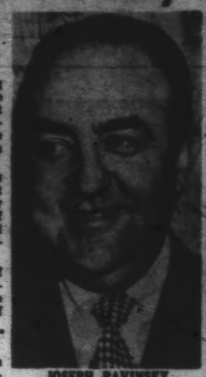
Whole Area Aided

"We've put on parades, sponsored the area's Christmas decorations and pushed a number of civic projects we hope are doing the whole neighborhood a lot of good."

In addition, the association backs the semi-annual "dollar days," has an annual Mission Queen contest and stages carnivals occasionally.

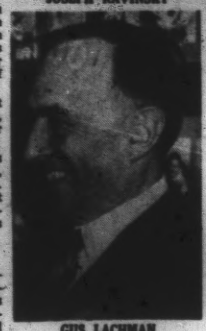
One statistic is evidence that the group's forward-looking program has paid off—the Miracle Mile does 15 per cent of the city's retail business.

And it's doing this business without losing the "folksy" flavor that makes it seem a small town within a very large one.



JOSEPH RAVINSKY

SYLVAIN J. LAZARUS
First president of Mission Merchants Association.



GUS LACHMAN

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As advertised in LIFE

Arlene Francis Faye Emerson Dorothy Kilgallen

The Bixie
Red, green, blue calf.
10.95

Come to BYRON'S and see the elegant Easter fashions Previewed by

Television's "First Ladies"

The Celebrity
Red, green, blue, brown, black calf; black patent, grey, cocoa, blue, brown and black suede, white kid.
12.95

The Roundup
Red, green, black and luggage tan calf.
12.95

the RED CROSS SHOES

To complete your new Spring outfits, don't miss seeing the fabulous selection of RED CROSS shoes at Byron's. And each pair is truly fashioned for fit, grace and comfort.

The Caress
Red, black calf, blue, brown, black suede.
11.95

The Double Date
All white, and ombre tones of purple and brown
9.95

This product has no connection whatever with The American National Red Cross

Byron's SHOES

We Give and Redeem MISSION STAMPS

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Both Stores Open Friday Nites

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Between 18th and 20th Sts.

Your waiting time can be Your prettiest time

PRE EASTER SALE

faded blue Denims

First time at these low prices

Swim Halters . . . $1.50
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Suits
Beautiful butcher linen, pique rayon gabard, and faille
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Smocks
To wear for any occasion, dressy and plain styles. Rayon, pique, percale and cotton.
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Skirts
In rayon, strutter cloth, or cotton butcher linen and faille.
$3.95

Slips and Gowns
In bamberg, jersey and other materials.
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Open Friday 10 a. m. 'till 9 p. m. Charge Accounts Invited

Changes Made in Transportation in 50 Years of Mission History

These pictures portray some of the major changes in the transportation used by residents in the Mission District since the early days. The horse car on the left is one of the vehicles operated by the 14th Street Railway back in the '70s. Another horse car line ran between the South Park District, a fine residential section of the Mission District and North Beach. In more recent years—within the memory of many adult San Franciscans—the white-faced cars of the Market Street Railway carried shoppers and workers to and from their Mission District homes, jobs, and stores. Finally, at the right, are shown the buses which have predominated in Mission District transportation in more recent times. Both motor coaches and trolley buses serve the district.

* * *

Old 'Omnibus' Pride of Mission

Drawn by 4 Horses It Was a Dizzy Ride

At least a part of San Francisco transportation system was born in the Mission District.

In 1851, while Mission was still paved with plank and a tidal creek backed up a swale which is now 17th-st almost to South Van Ness-av, the "Omnibus" was put into service.

In this pot-bellied vehicle drawn by two or four horses, you could ride from the vicinity of Clay and Larkin-sts out to Mission Dolores.

The "Omnibus" carried about 18 passengers. It was a favorite vehicle for stove-pipe hatted dandies and bustled ladies, especially on weekends when Woodward Gardens beckoned the pleasure-bent.

Rough Old Trip

Mission swamp, the vestiges of the Laguna de los Dolores of Padre Palou's day, was bridged. Over the plank decking, the horses clumped and the Omnibus rattled, its occupants either subduedly merry or brashly boisterous, according to their individual bents.

Drivers earned $2.50 a day for 12 hours. But they were congenial and easy-going. It was nothing for them to wait while a regular passenger finished his breakfast.

The first railroad here was built in the Mission from the Mission down into the Peninsula. It was absorbed by the Big Four when they began their race to beat out all rivals for control of coastal California.

Then The Horse Cars

Horse-drawn street railway cars supplanted the Omnibus when the city began to grow from the overflow from the Gold Rush. Steam dummies eventually took the place of horses to propel the cars.

The Market Street Railroad Co. graded Market-st and ran a horse car line out Market and Valencia to Mission Dolores, in 1860. By 1873 the horse car was supplanted by the cable car.

When the electric railway supplanted the cables, the Mission was laced with lines which rumbled over the streets of the district until, following purchase of the Market Street Railroad Co., by the Municipal Railway, streetcars were supplanted first with gas buses and more recently with some electric motor coaches.

Everything Modern Now

Today, the people of the Mission express approval of the swift, silent electric coaches.

Since they have come into being, the district has become quieter, the rough cobbles between the old streetcar rails are fast disappearing, and smooth, macadam streets are taking their place.

Inflation's Old Story in Mission

Sugar Was 20c Pound Back in 1850

Since the days when the fine homes along South Van Ness-av turned into boarding houses and the planks were torn up to make way for cobbled streets, the Mission District has been the heart of the working class home section of the city.

Today the Mission is enjoying a period of greater prosperity than in many years.

Wages are high. True, living is high also. But dollar turnover being at the volume it is, business gets a daily shot of financial adrenalin.

Inflation Century Ago

But this isn't the only time inflation has played queer tricks on the economy of San Francisco and the Mission.

Through the middle decade of the 19th Century—the 1850's, to be specific—labor shortages were being felt in all walks of life here.

Anyone could get a job. Common laborers got $1 an hour; mechanics from $6 to $10 a day; building trades workers, $12 to $20 a day; cooks $300 a month; servants from $100 to $500 a month.

Some doctors charged the sick $32 a call and $100 for a night call.

Some Food Prices

In the fall and winter of 1849, flour cost $25 to $27 a barrel; beef, $30 a barrel; pork, $60 a barrel; sugar, 20c to 25c a pound.

In October, 1850, San Francisco's Admission Day celebration was without music when the committee refused to pay musicians $30 and band leaders $32.

For daily news flashes direct from The San Francisco News, tune in KFRC, 1180 on your dial. For complete news coverage every day, read The News.

Siegel's ....the place to go for the brands you know

Make Siegel's Headquarters for Easter

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CHARGE ACCOUNTS INVITED

Our policy of *"no interest or carrying charges"* for charge accounts has proven so popular, that we are prepared to extend this courtesy service to an additional number of patrons. We believe you will find a charge account at Siegel's a great convenience in shopping . . . and invite you to open one for Easter . . . and for year-round use.

Siegel's
CLOTHING FOR DAD AND LAD SINCE 1919
2366 MISSION ST. bet. 19th & 20th
OPEN FRIDAY EVENINGS

Mission-st in 1906, and as It Looks Today

PRE-FIRE—Old-timers around San Francisco may remember scenes like this. This is the corner of 16th and Mission-sts as it appeared in the days before the great fire and earthquake of 1906.

UP TO DATE—Here's 16th and Mission-st, style of 1952. Though the face of the district has changed considerably, it's still the same old Mission, heart of the working population that keeps our town going.

St. Patrick's Among Oldest Churches

St. Patrick's Catholic Church, one of the oldest and most beautiful of the many church structures "south of Market," dates its history back to 1851.

That was the year Father John Maginnis originated the parish with a first mass celebrated in a small room at Fourth and Jessie. This tiny chapel was succeeded in 1854 by a building erected on the present site of the Palace Hotel, and in 1880 by "Old" St. Patrick's, on the present Mission-site below Fourth.

The existing structure, rebuilt from a charred shell after 1906, is considered one of the finest examples outside Europe of early Gothic ecclesiastical architecture.

Stained glass windows were installed to depict the visions of St. Patrick, the Four Apostles, and scenes from Irish mythology.

Mia Cranwill, Irish artist, designed the main altar's metal crucifix inlaid with precious stones and the vestments of cloth-of-gold embroidered in ancient Gaelic patterns.

OUTER MISSION—Here's a view looking towards the outer Mission District from Silver-av north towards St. Mary's Park. Broad street in the center of the photo is College-av. This picture, taken from Silver-av, shows the area above Alemany Boulevard.

NOW... NEW LOW PRICES TO FIT EVERY BUDGET

PLASTIC MAHOGANY CABINET
BIG 17-INCH SCREEN Table Model
Smartly styled Mahogany plastic table cabinet. Filtered-Clear, inner-shop pictures with anti-reflection Glare-Guard. Instant "Target" tuning, variable Acoustinator Tone Control; Area Selector Switch boosts power in distant areas; Bilt-in-Antenna.
Model 17W $199.95 Price includes 1 yr. warranty. Fed. Tax extra
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BRAND NEW 1952
Motorola TV
proved most dependable!

20-INCH SCREEN TABLE MODEL 3.48 a Week $259.95
MODEL 21T1
In Tan Leatherette, Model 21T1B .. 259.95
Smooth Mahogany-color leatherette finish. Area Selector Switch for extra power; anti-reflection Glare-Guard; fully variable Acoustinator Tone Control; instant "Target" tuning; "Golden Voice" sound. Electro-Lock Focus, Bilt-in-Antenna.
Price includes 1 yr. warranty. Fed. Tax extra

17" SCREEN CONSOLE
Modern cabinet styled in finest selected Mahogany. Filtered-Clear 17 inch pictures, anti-reflection Glare-Guard, instant "Target" tuning. Acoustinator Tone Control; Area Selector Switch boosts power in "fringe" areas. "Golden Voice" tone, Bilt-in-Antenna.
Model 17K12 $269.95
Price includes 1 yr. warranty. Fed. Tax extra
In Limed Oak, Model 17K12A 289.95
In Walnut, Model 17K12W 259.95
3.60 a Week

Down Payment Only 15% On Any Model

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Get your FREE Coupon Savings Book TODAY, and start earning FREE INTEREST on your purchases of ALL VARIETIES of Merchandise of equal quality, at lower prices, that can be bought at Misson Street Stores.
Book contains 39 pages, including a 9-page Classified Directory of all Stores giving Mission Street Merchants Coupons.
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Greatest Spindrier Value EVER!
Hurry!... We expect a SELL OUT AT THIS NEW LOW PRICE!
DELUXE FEATURED EASY SPINDRIER

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ONLY $149.95 AND YOUR OLD WASHER

Today's Outstanding Washer Value
EASY sets a new high in washer value with this deluxe feature Spindrier at this amazing new low price. Two speedy tubs work at once to do a week's wash in one hour. One tub washes while the other Power-rinses in whirling basket and then spins clothes damp-dry. Automatic Overload Switch. Quantity is limited . . . easy-pay terms.
Only 27¢ a day after down payment
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John Piper writes with authority on financial doings.

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NEXT TO EL CAPITAN THEATRE
PHONE AT. 2-9020
OPEN FRIDAY EVENINGS UNTIL NINE O'CLOCK

Mission District, Cradle of San Francisco, Once Was Indian Village

Real Progress Began in 1776

Mission Dolores Opened New Area

The Mission, as the old-timers always say, was the cradle of San Francisco.

And then the baby grew up and the birthplace became just one part of a great metropolis.

But it became a major part, because of the vigor and energy of its residents, who felt that the Mission District, as their home, should have everything it needed to be self-sufficient.

Drive out in the back country of northern California now, far, far out to the rolling hills where there's nothing but rolling hills, bright spring green in the sun, mentally erase the fences and think back about 200 years.

Came the Indians

That was the way it was in the Mission District, except it had no name then.

The gentle slopes of the Peninsula's northern end eased off toward the marshy tidelands, and when the Indians came, with their thatched huts scattered up and down the green plain, a new town was about to be born—but not quite yet.

They didn't do much of anything except exist, pleasantly and peacefully. The deer they found in the hills and the fish and seafood from the Bay provided their food.

Then, on Oct. 8, 1776, the picture changed.

The Spaniards, who brought the cross and the sword to California's central coast and claimed for His Most Catholic Majesty the Bay, the hills and the plain, and claimed the Indians for God, built a chapel.

It wasn't a spectacular place, this little house of worship beside a lake.

Start of the Mission

The Spaniards named the body of water Laguna de los Dolores, dedicated the chapel to San Francisco de Asis, and thus what was to be known thereafter as Mission Dolores was begun.

The Mission grew bigger and stronger, with the aid of adobe and timber, and under the direction of Fray Francisco Palou and Fray Pedro Benito Cambon.

It prospered as houses for the Spanish and neophyte Indian families were built, and as livestock was added, and the ground worked over for planting.

For nearly a quarter of a century, life continued this way in and around Mission Dolores. The only thing which might be considered exciting was the occasional arrival of a ship.

The routine supplies needed by the Mission settlers were brought from Mexico aboard Spanish ships. And there were Yankee traders, bringing textiles, tools, sugar tea and coffee, ready to barter for hides and tallow.

The Russian fur traders came through the Golden Gate, needing water and wood.

Thriving Community

Just before the Mexican Government secularized the Mission in 1833, and divided up the land among individuals, someone counted the little community. He found 204 Indians, 5000 cattle, 3500 sheep, 1000 horses, and 18 mules.

But the secularization forced Mission Dolores into neglect until 1854, when it was restored by the Roman Catholic Archdiocese.

Nevertheless, in the intervening two decades, which saw more and more Americans arriving to build a village on Yerba Buena cove, the Mission Dolores community still was the center of Spanish and Indian life.

Bridge, and Plank Road

The Gold Rush began, and San Francisco boomed, but Mission Dolores was too far out in the country to notice, or be noticed.

Then, in 1850, the two communities were joined by a plank-paved toll road from California-st via Mission-st, and a bridge to the Mission across what was called Mission Swamp.

Soon the Mission community became an actual part of San Francisco, through the Consolidation acts of 1850, 1851, and 1858. The last one established the present boundaries of the city.

When the State and San Francisco regained their health from the suddenness of the gold fever, and settled down to the steady growth and increasing prosperity, San Francisco's residential district easily established itself in the Mission District—lower Mission-st, and South of Market.

It simply had to be there. The hills elsewhere were too steep for any type of transportation then available.

Early Transportation

But there was another way to get around—horse-drawn buses. It was called the Yellow Line, the city's first transportation service, and beginning in 1852 it connected the Clay and Kearny-sts postoffice with Mission Dolores, via Kearny, Third and Mission-sts.

Another went out via Folsom and 16th-sts, and soon a parallel route was established, called the Red Line.

Gradually, the entire Mission District was opened up, with transportation (mules) now available, then new lines coming into these sections to make necessary more expansion.

The Market Street Railroad Co. was founded in 1857, and its line went to Mission Dolores via Market and Valencia-sts.

Today, it's the Mission District, one big portion of a big city. Then, it was the city.

San Francisco was here there, and so the same plains and rolling hills, it grew. Those with money built their mansions on Rincon Hill and South Park. The laborers and immigrants stayed close to the waterfront, in Tar Flat and Happy Valley.

And everyone else was everywhere else—as far out as 10th-st, which meant living "on the edge of town."

From there on out into the country, there were roadhouses, saloons, and stables, then truck gardens, two race tracks, and The Willows.

This was the spot, at 26th and Folsom-sts, just a quarter of a mile east of Mission Dolores, where San Franciscans went to relax. It was the predecessor of Woodward's Gardens, the pride and joy of every oldtime San Franciscan.

Woodward's Gardens, in the last three decades of the 19th Century, had everything that Playland at the Beach, Golden Gate Park, and the other fun spots of the city now have.

Picnic grounds, an art museum, a zoo, a bandstand, a big pavilion, terraced gardens and a lake—these were all in the two-block area surrounded by Valencia, 15th, Mission and 13th-sts.

It was the Sunday afternoon gathering place of San Francisco, and it was in the heart of the Mission District.

As the district grew, almost all

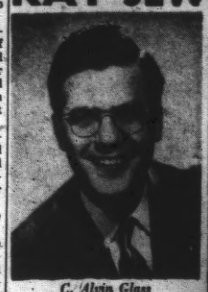
Turn to Page 38, Column 5

SCENE FROM PAST—Many an old-timer will remember Woodward's Gardens, shown in the picture at the left. It was a famous gathering place for picnic-bound families, for young lovers and for folks just looking for a place to enjoy themselves. You'll have to ask grandpa about the photo at the right. It's an old Bryant-st saloon where you got a schooner of beer for a nickel.

First Big Boom Followed Fire

District Has Always Been Self-Sufficient

KAY JEWELERS OPEN EVERY FRIDAY AND MONDAY NIGHTS 'TIL 9



C. Alvin Glass
Manager of Kay Jewelers, San Francisco

★ ★ ★

One Man's Idea Developed Into 86 Successful Stores

One man had an idea in the year 1923 in Reading, Pennsylvania.

From this idea resulted Kay Jewelers, America's largest credit jewelery organization, with eighty-six stores from coast to coast.

The idea of E. I. Kaufmann, founder, was that

1. People are honest and will pay for what they contract to pay for.
2. On long-lasting items, such as are sold in a jewelry store, customers are entitled to take a year to pay for them without any interest or carrying charges.
3. By offering the finest possible values, a complete selection and unconditional, money-back guarantee, it should be possible to build an outstanding group of jewelry stores from coast to coast.

Kay Jewelers of San Francisco, is a splendid example of the type of service policies that have made Kay Jewelers known from coast to coast.

Although part of a nationwide organization which gives Kay, San Francisco, the advantage of eighty-six stores' buying power, it is locally owned, managed and operated.

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The Customer Is Always Right at Kay Jewelers

To our knowledge, there is no dissatisfied customer at Kay Jewelers . . . simply because we will not permit a dissatisfied customer to walk out of our store.

"The customer is always right at Kay Jewelers." This is not merely an advertising claim but a statement of our basic policy as well. Satisfaction is guaranteed at Kay Jewelers or your money is cheerfully refunded . . . not some of the time . . . not most of the time . . . but all of the time. ★ ★ ★

Integrity! A Priceless Asset

In the jewelry business, more than in any other line of endeavor we know of, the integrity of the jeweler who serves you is the most important factor there is.

The very nature of the merchandise offered for sale in a jewelry store is such that you must rely implicitly on what your jeweler tells you.

You can depend completely and implicitly on any statement or representation that we here at Kay Jewelers make to you.

That's why thousands of San Franciscans and hundreds of thousands of customers from coast to coast know that their jewelry dollar goes further at Kay. ★ ★ ★

The Only Diamonds in the World Guaranteed Perfect

We refer, of course, to "Eternally Yours" diamonds, each one of which is certified perfect as to color, cut and quality by the world-famous U. S. Testing Company.

Every "Eternally Yours" diamond is laboratory tested by this impartial, independent company.

"Eternally Yours" diamonds are sold exclusively by Kay Jewelers.

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86 STORES COAST-TO-COAST

COMBINED '86 STORE BUYING POWER BRINGS THIS
APRIL SHOWER OF
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NO CHARGE FOR CREDIT

Beauty! Brilliance! Big Value!

Come see the thrilling diamond values in this annual month-long event. Brilliant diamonds. "Triple-Tested" for cut, color and quality in exquisite 14K white or yellow gold. Come in and make your selection. Then just say: "Charge it." If you don't have an account, we'll open one for you in a few minutes.

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$39.95 Nothing Down 75c WEEK

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IT'S O.K. TO OWE KAY
KAY JEWELERS
2548 MISSION ST.
NEXT TO NEW MISSION THEATRE

Old Days When Train Chugged Through Heart of Mission Recalled

It Ran First To Mayfield

City Dads Objected to Engine On Market-st

A highball, when offered to Roy D. Graves during visits with friends in the Mission District, invariably suggests to him something entirely different than what his hosts have in mind.

More than once, inspired by the turn, he's been able to peer out the window and point out to the host how close his house rests to what once was the roadbed of a mainline train.

He's a City Engineer

It's a story that never fails to fascinate uninitiated householders. In some cases, their homes are built on ground leveled off from former embankments built up to carry the tracks or to bridges across many streets of the Mission.

Mr. Graves, who is 48 and lives at 1201 Moraga-st, is employed by the city as engineer on the Fourth and Channel-sts drawbridge. An ex-railroader, he's made the history of early rail lines of the city and state his hobby.

Station on Market-st

He grew intimately acquainted with the line through the Mission as a passenger, and followed its history with interest. Parts of the trackage remain in use for freight purposes to this day.

"It was started," he explained, "by the old San Francisco & San Jose Railroad Co., and ran first only from here to Mayfield, just the other side of Palo Alto.

"One station was at Market and Valencia, though the trains ran down Market to Sansome until the city fathers objected to a locomotive on Market, and a steam dummy was put on to meet the objection."

Projected in 1849, the line was completed to Mayfield in 1863.

First train out of San Francisco, from a terminal at 18th and Valencia, made the run to Mayfield Oct. 18 of that year. The line subsequently was extended to San Jose and then to Gilroy.

Founders of Southern Pacific and Central Pacific acquired the property Oct. 12, 1870. By then, a freight and passenger terminal had been established on Brannan-st, between Third and Fourth.

In 1875 the Market-Valencia station was moved to Townsend-st at Fourth, near where Southern Pacific's present terminal was completed in 1914.

"Nearly as many folks boarded the trains for San Jose at 25th and Valencia as downtown, however," Mr. Graves explained. "It was handier."

"From downtown, the trains would leave just as trains leave Third and Townsend now, but instead of veering off east, curved over into the Mission by way of Bryant, Division and Harrison, past where the Rainier brewery stands now. The shops and roundhouses were located right there.

"Out Harrison a ways, at about 20th, the line curved to the west, through a private right of way, cutting diagonally across Folsom, Mission, and so on, to the station at Valencia and 25th.

"There the line connected with the Market Street Railroad's cable line. The trains had quite a climb after that, crossing trestles over Guerrero and Dolores and turning south about where St. Paul's Church is.

"They came out on the flat at about Richland-av, and went on through Bernal Cut.

"That cut through which Bernal-av runs now was just a narrow gorge then, with wooden bridges overhead for the crossing streets.

"There was another station at 'Ocean View,' at about Sickels-av, and the line curved southwest through Colma, crossing 'Mission Road,' down through South San Francisco to a station now called 'Baden.'

"The next station was San Bruno, where Southern Pacific's main line of today, successor to that pioneer, meets the old track-age.

"On a visit to San Jose the other day, I learned the old railroad's original station there, on San Pedro-st, is still standing. It's used as an S. P. freight office, with certain additions."

Southern Pacific's need of the San Francisco tracks for passenger trains ended in 1939-40, with completion of the Bayshore tracks and tunnels now used.

But much of the trackage from San Bruno north through Colma and Daly City still is in daily use for cars with supplies of cement, rock and lumber moving to or from industrial plants of the area.

"Inside the city limits, though," in Mr. Graves' words, "the old passenger operation is just a memory."

SAN JOSE SPECIAL—Pioneer residents can remember when such vehicles as this wood-burning balloon-stacker chugged through parts of the Mission District, hauling passenger trains from San Francisco to San Jose.

OPEN FRIDAY EVENINGS TILL 9 P. M.

Nannette

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You'll be the proudest mother in the EASTER PARADE with your little one wearing any of our dainty Spring Dresses. Ruffled sheers of imported organdy, very fluffy yet a dream to launder, ever-glaze wrinkle-shed fabrics, sweetly accented with lace and eyelet, a charm to care for, all in lovely pastel shades.

Kids like 'em, Mom loves 'em, knit shirts for the dressiest slacks or for sport suntans—can be worn in or out, two tone color combinations that are a pleasure to wash.

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Let the children play with toys that suit their years. It's more fun that way! Colorful, durable, and practical wooden and metal toys are just the thing. Come in and see our complete selection of the leading brands.

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OPEN FRIDAY EVENINGS TILL 9 P. M.

Globe Shop nylon blouses suit-able for Easter!

10.98
Nylon Tricot
Finishing touch for your Easter suit! Sheer net insert at neckline outlines floral motifs! Short, smart sleeves! Powder, white, mint green, pink. 32 to 38.

9.98
Nylon Sheer Tricot
The most beautiful blouse you could ever want! Lavishly embroidered with white roses swirling around the collar. Pink or powder blue. Sizes 32 to 38. A buy!

5.98
Dotted Swiss Nylon
Delightfully fresh and perky! Dotted powder blue, pink, white or yellow pastels! Matching pearl buttons on front and cuff of puffed sleeves! Sizes 32 to 38.

10.98
Embroidered Nylon
Sheer beauty with a beautiful, elasticized off-the-shoulder collar embroidered with floral motifs. Puffed, push-up sleeves. Translucent white. Sizes 32 to 38.

5.98
Nylon Linen
Smartly tailored with a neckline boasting dog tags fastened with crystal and jeweled buttons! Powder, pink, aqua and white. Sizes 32 to 38.

Fresh, lovely nylon blouses, and only a few sketched, daintily designed and made so that no suit could ask for anything more . . . they're your Easter suit blouses in beautiful hues of powder blue, pink, mint green, beige, yellow, coral, aqua and white. Note the sleeve and neckline interest for extra fashion when you shed your jacket! Hand washable! Sizes 32 to 40.

6.98
Nylon Sheer Tricot
Simple, chic style! The graceful mandarin collar becomes a clever foil for necklace or flowers! Note the pretty tucks that dramatize the blouse front! White, gold, beige, pink. Sizes 32 to 38.

beautiful nylon lingerie!

elegant nylon tricot slip
4.98
Glamorously expressed with generous nylon lace and net trim, a full pleated net flounce at hem! Excellently styled. Pink or white. Sizes 32 to 40. A money-saving buy!

permanently pleated slip
7.98
Exquisite luxury, amazing durability in this darling of a slip! Look at the colors: Pink, white, powder, black or navy. Sizes 32 to 40. A good investment!

8.95
Nylon Lace Blouses
Irresistible beauty with a daring, low, scooped neckline, full, push-up sleeves! Attention-getting colors in red, black or white. Washable! 32-38.

13.98
Fan Pleated Skirt
Flattering, full circle cut with miracle pleats that last a skirt lifetime! Guaranteed washable! Black and navy for daytime, cocktails and into the evening. 22-34 waists.

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Armory Has Trained Thousands of Soldiers

They've Served In Three Wars

Structure Was Built After '06 Disaster

When earthquake and fire wracked San Francisco on April 16, 1906, one of the casualties was the old Southern Pacific Hospital at 15th and Mission-sts.

The site was procured by the California National Guard, a few years later, and, in 1912 work was started on a grim, red pile which was to be the new National Guard Armory.

GEN. R. E. MITTELSTAEDT
Veteran National Guard leader.

The structure was designed in the architectural lines of a Spanish fortress. Its windows are more like gun embrasures; its walls are thick and forbidding in appearance.

The dull red brick, studded with occasional offset, roughened shards, rise tier on tier to a height of four stories, covering a quarter of an acre between Mission and Julian-sts and 14th and 15th-sts.

Once 'Out in Sticks'

When it was built, according to Major Benjamin Blanco, custodian of the building, it was "away out in the sticks of the Mission." Today, it is a landmark in the very heart of the District which has given so many of its sons to the military groups which have been trained there.

While the outward appearance of the place has not changed in all the years, its function today is very different from what it was when Major Blanco, a raw youth of the Mission, first made his way through the heavy bronze-strapped oaken doors.

The Armory was first put in use in 1914, he recalls.

First units trained there were the Coast Artillery Corps, units of the Fifth Infantry and the 40th Signal Corps of the California National Guard and units of the California Naval Militia.

Matheson First Commander

Col. Henry G. Matheson, former secretary of the old California Railroad Commission, was the first commander of the artillery outfit.

Another familiar figure of command at the Armory is Gen. R. E. Mittelstaedt, now president of the California Public Utilities Commission, which succeeded the Railroad Commission.

Gen. Mittelstaedt was adjutant general of the California National Guard from 1923 to 1931, and again from 1940 to 1941 when the outfit was called into active duty in World War II.

He is presently commanding general of the National Guard Reserve of Northern California.

Many Got to France

The first units trained in the Armory were called to Federal service on Aug. 5, 1917 for World War I.

The Coast Artillery unit reported to Fort Scott where they served for a time before being shipped to France where they fought as heavy artillery.

But before they were shipped over, they were split into several groups, one of which became the 1st Anti Aircraft Battalion. One company was assigned to the 62nd and some units to the 67th Artillery, Major Blanco recalls. Some went to the 40th Railroad, a group which never got overseas.

In World War II, the Armory trained and delivered to Federal service the 3rd Battalion of the 159th Infantry, which was part of the 40th Division. Later, it was assigned to the 7th Division and served in Alaska and the Pacific theater.

Artillery to Alaska

The 250th Coast Artillery, armed with tractor-driven 155 millimeter guns was called Sept. 15, 1940, and served in Alaska and later with other units throughout the world.

Many World War II veterans are in the National Guard again, says Major Blanco.

When hostilities broke out in Korea, the 250th was called again as one of the first National Guard units to be summoned to active duty. It is now entirely an anti-aircraft outfit in Federal service.

Training in the old days consisted principally of foot drill and rifle care, the major recalls.

"The Armory was used chiefly to teach recruits 'squads east and squads west' and as a place to show him how to take care of the rifle or whatever weapon he carried," he explained.

Technical Job Now

"But nowadays, it's a very different story. Guardsmen really go to school here now. Modern warfare is a technical business in which even the buck private has to assimilate a varied and intricate education."

Units spend most of their drill time in classrooms today. They learn such things as map reading, ballistics, mechanics, first aid and a multitude of other subjects.

Teaching is not alone by the study and lecture method. Extensive use is made of motion pictures and demonstrations. These require class rooms and lecture halls, rather than great drill rooms.

Comparatively little time is devoted to foot drills.

With this new development, the big military center has suddenly become crowded and bustling.

Many From Mission

While men from all over Northern California and all parts of San Francisco have been included in the units which have compiled a proud record of achievement for the old Armory, a hard core has always been recruited from the Mission District.

The history of the San Francisco guard units extensively pre-dates existence of the present Armory. Some units of the outfit fought in the Spanish-American war and Major Blanco only recently received some of the battle ribbons from the Manila campaigns.

These will be proudly preserved with the outfit's faded battle flags cased in glass in the office of the commanding officer.

Many of the old timers still live in the Mission District. They drop in from time to time to chat with Major Blanco. He has been around since 1911, and knows them all.

South Park Once Elite Home Area

"South Park," a name you can't escape in conversation with Mission District oldtimers, is today just an obscure little parkway dominated by the Bay Bridge, and surrounded by rooming houses and machine shops.

The South Park the oldtimers mean was the ambitious residential project laid out in the early 1850's, patterned after London's fashionable Berkeley Square.

Its proud householders — including Cattle King Henry Miller, the grandparents of Gertrude Atherton, Hall McAllister and Mr. and Mrs. William M. Gwin — had abandoned their mansions by the 1890's.

The 1906 fire contributed substantially to the subsequent transition of an area once embellished by an ornamental fence to assure privacy to scions of the [illegible] families living there.

[illegible]

OPEN FRIDAY NITES 'TIL 9

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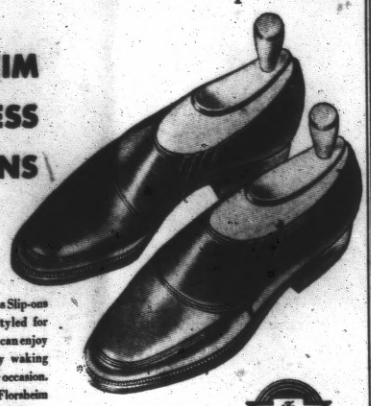
FLORSHEIM LACELESS SLIP-ONS



Because Florsheim Laceless Slip-ons have been ingeniously styled for round-the-clock wear, you can enjoy their comfort your every waking hour, whatever the time or occasion. And since they're famous Florsheim Quality, their good looks and ease of wear will remain constant as the months pass.

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SHOES SKOOTERS draped kids

...rainbow colored...cloudfoams cushioned! $7.99

SKOOTERS

The gayest brightest foot-fashion in years. In combinations of colors that will complement many of your costumes. The airy-soft sole is dreamy comfort.

Comes in Blue Ombre, Beige Ombre, Purple Ombre, Grey Ombre and All White. Sizes 4 to 10.

Steinberg's Since 1920 SHOES

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Read 'Washington Calling' Saturdays in The News

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follow the Red Goose

for fit... for wear... for style

They go together!

...the Easter Bunny and Red Goose SHOES

A leader in juvenile footwear for generations, RED GOOSE Shoes for boys and girls meet every shoe requirement for your active youngsters.

Whatever their shoe needs . . . for school, for play and for party time . . . there's a RED GOOSE Shoe that's just right.

They're designed for growing feet, with extra room, extra support and extra wear in every pair.

Come in to see our large selection.

as advertised in McCALL'S and PARENTS'

PRICED $4.49 to $7.99 according to size & style.

Steinberg's Since 1920 SHOES

2650 MISSION STREET, BET. 22ND AND 23RD

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OPEN FRIDAY NITES 'TIL 9

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LIFE LADIES HOME JOURNAL

When you see fashions like these and feel foot-easing comfort like this in the same shoes

they're Enna Jetticks

Edith $10.95

For Perfect Fit—some styles also 1/2 to 1 size smaller AAAAA to EEE

NEW LOWER PRICES $9.95 and $10.95

Steinberg's Since 1920 SHOES

2650 MISSION ST. (Between 22nd and 23rd)

WE GIVE AND REDEEM MISSION STAMPS

More Schools Per Capita in Mission Than in Any Other District

15,000 Pupils Are Enrolled

Many Buildings Are Overcrowded

The approximately 15,000 school children who attend schools in San Francisco's Mission District and bordering areas learn their ABC's in some of the city's oldest but best school buildings.

Within the district are some 22 elementary, Junior High and Senior High schools, far more per capita than in any other district in the city.

Superintendent of Schools Herbert C. Clish termed the district's schools as "adequate" and pointed out that when other areas get their own schools the pressure will be taken off the Mission District.

Many Overcrowded

At this moment, however, many students are being transported from outlying regions to Mission District schools. Some of the elementary schools and all of the junior highs are overcrowded because of this fact.

"While the schools in this area are not the type we would build in 1952," Dr. Clish said, "most of them have large and airy rooms and plenty of space, which is not true in many other areas. Also, they are fairly close together, because more schools have been built in the Mission District over the years than anywhere else."

Relief In Sight

The overcrowding is expected to be taken away from the district's three junior highs, Everett, James Lick and Horace Mann, when a temporary junior high school is established this fall at what is now the Samuel Gompers Trades School at 22nd and Bartlett-sts.

School officials point out that this will only be a temporary measure until other junior high schools are constructed.

The Samuel Gompers School, it is hoped, will eventually become

Turn to Page 23, Column 1

MISSION HIGH—In the heart of the Mission is Mission High School, lying peacefully in the sun, with playground in the foreground. Here many of the city's leaders get their high school education.

IN SPRING...

"A young man's fancy turns to thoughts of THAT special girl friend"

FRIENDSHIP RINGS Sterling & Gold $1.95

at Crown Gift Shop

- FOR lasting gifts for all occasions see us.
- FOR lovely costume jewelry for that finished look see us.
- For Ceramics that are quite different see us.
- FOR Religious Items for Easter see our fine selection.

We specialize in pierced earrings as low as $1.00 pair & up

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Open a Charge Account Or Use Our Lay-a-Way Plan

Spring COMES TO WILLOH'S DEPARTMENT STORE

Bra-contour beauty

smooth-as-a-caress!

Just say Bra-Va-Tay

BraVeté

Trade Mark of Deena

MADE OF Burlal 100% NYLON TRICOT

moulds you, holds you, without wire bones, elastic.

*Patent Pending

A fabulous new slip with appeal that's definitely French in inspiration...subtly designed with a narrow, nipped-in waist to curve to your individual silhouette. BraVete makes the most of your lovely, upsweeping lines even without a bra! Its straight cut skirt flows in slim, smooth lines, even when you sit down. Diaphanous nylon tricot is crested with nylon net and val lace across the top and 'round the bustline. Deep swoosh of matching nylon net and val lace at the bottom. Sewn with nylon thread throughout. White in sizes 32 to 42.

For Easter Bunny Suggestions

FOR A YOUNG AND WELL DRESSED HOLIDAY

GIRLS' BOLERO SUIT

The most pleasing combination for the young Easter Paraders! Bolero, navy blue checkered jacket with an all-a-round pleated navy gabardine skirt.

Sizes 7 to 14 $7.95

Sizes 3 to 6x $5.95

WHITE NYLON BLOUSE

To complete your Easter outfit . . . we suggest this white nylon blouse—peter pan collar—all nylon trim—full puffed sleeves.

Sizes 3 to 6x $2.98 Sizes 7 to 14 $3.50

White Nylon Tricot Blouse

Just the blouse for Spring—pleated or plain sleeves, short or long sleeves, rhinestone buttons, velvet tie, peter pan collar, 32-38.

From $5.95

Girls' First Communion Outfits

DRESSES

White Nylon–7-14 . . . 14.95–24.95
Organdy–7-14 . . . . . 10.95
White-Dotted Swiss–7-14 . . . . 8.95
Taffeta–7-14 . . . . . 5.95–7.95

VEILS . . . . . 3.95 to 6.50
SLIPS . . . . . Rayon 1.59 and 1.98
Nylon 2.98 and 3.95
PANTIES . . . . Rayon 49c to $1.00
Nylon $1.00
SOX . . . . . Cotton 39c
Nylon 65c to 75c
SATIN BAGS $1.75

WILLOH'S DEPARTMENT STORE MISSION at 24th Streets "We Give and Redeem Mission Stamps"

ACCESSORIES that Make your Easter Outfit

Rough Rider

Dad may have forgotten his geometry, but he knows Rough Rider Slacks are the sum total of casual comfort. Tops in construction. Action-tailored to fit better, wear better, look better than any slacks you've ever worn. We've got a complete selection.

- Off-the-seam pockets tape-bound for longest wear
- Lifetime gripper and zipper
- Comfort-cut $17.95
- Deep-set pleats $22.50

THE SHIRTS
Wide choice of Arrow shirts. $3.95
French or barrel cuffs $4.50

THE TIES
Arrow and Weatherby stripes, florals, geometrics. $1.00

THE SHORTS
Arrow shorts—plains, boxer, briefs, in all sizes, colors. $1.45

THE SOCKS
Phoenix nylon sox. All sizes and colors. $1

HANDKERCHIEFS
Arrow whites—wide choice of styles. 35c-$1

WILLOH'S DEPARTMENT STORE 2801 MISSION ST. cor. 24th

"We Give and Redeem Mission Stamps"

15,000 Students Attend Mission District Schools

SOON TO CLOSE—One Mission District landmark soon will change its purpose. It's the Samuel Gompers School which this fall will be converted into a junior high school to meet a growing need for such schools in the district. Samuel Gompers is now a trade school.

EXPERTS—Students of Samuel Gompers School in the woodworking shop. Note elaborate ship model in center of picture. The school will close this fall, but the new John A. O'Connell Vocational and Technical Institute will offer similar courses.

OLDEST SCHOOL—Oldest of the many schools of the Mission District is the Douglas School, built in 1895. Soon it'll be closed and those youngsters and their schoolmates will have a new school in its place.

* * *

Mission School To Be Replaced

Construction Expected To Be Started Soon

Continued From Page 32

a regular high school which also teaches technical subjects.

One of the nation's most outstanding technical schools will be opened in the Mission District in September when the John A. O'Connell Vocational and Technical Institute, at 21st and Harrison-sts, is officially dedicated.

Located in the former Ford Motor Company's huge plant, the school is a comprehensive vocational evening and day school, teaching part-time as well as full-time students. Believed to be the only school of its type in the U. S., this institution will be operated by the School Department with an advisory committee of representatives of labor and management.

Up-to-date Methods

School officials say only the most up-to-date methods and techniques will be featured at the institute and some 3000 students will attend there daily. Both adults and youths, including trade apprentices, will take part in the program.

The oldest school in the Mission District today is the Douglas Elementary School at 19th and Collingwood-sts. It was constructed in 1895 and now handles some 278 pupils.

This building will be replaced under the most recent school bond program with a new school.

Construction on the new Douglas School will begin during the coming school year. It is expected to be completed by the fall of 1953 or the spring of 1954. It will have 10 modern classrooms.

School officials are also studying plans to build a replacement building for the old Starr King School, 25th and Utah-sts, which was built in 1913. It was not known whether there will be funds in the current bond issue for this construction, however.

Another outstanding school in the Mission District is the nationally-known Sunshine School for Handicapped Children, at Bryant, Florida, 25th and 26th-sts.

Children from all over San Francisco attend this unusual institution and currently there are 97 students in the health division and 137 in the orthopedic section.

Here is a list of the schools serving students in the Mission and Outer Mission Districts:

Elementary

SCHOOL	date built	no. stu.
Sanchez, Sanchez and 18th-sts.	1914	446
Marshall, Capp and 11th-sts.	1914	446
Douglas, 19th and Collingwood-sts.	1895	278
Alvarado, 22nd and Douglas-sts.	1926	582
Edison, 22nd and Chattanooga-sts.	1927	780
Hawthorne, Shotwell st	1926	551
Bryant, Bryant and 22nd-sts.	1910	432
Star King, 25th and Utah-sts.	1913	520
Sunshine, Bryant and 26th-sts.	1937	234
Le Conte, Army and Harrison-sts.	1926	687
Paul Revere, Folsom-st, Tompkins-av.	1917	709
Fairmount, Chenery and Randall-sts.	1918	684
Junipero Ser., Highland and Holly Pk.	1911	532
Glen Park, Brompton-av and Bosworth-st	1936	563
Kate Kennedy, Noe and 30th-sts.	1911	366

Junior High Schools

Everett, 13th [illegible]	[illegible]	[illegible]
Jamestown, Geneva and 25th-sts	1932	1059
Horace Mann, Valencia and 23rd-sts	1924	1067

High Schools

Mission, 18th and Dolores-sts.	1924	1898
Balboa, Onondaga and Cayuga-sts.	1928	2214

* * *

Sam Brannan Was Dominant Figure in Early Days of S. F.

Hardly any history of the Gold Rush fails to mention the part played by Sam Brannan, for whom a major Mission District street was named.

He is was who started hitchers in Portsmouth Square one day in May, 1848, when he rushed into town with a flask full of yellow dishes shouting "Gold! Gold! Gold from the American River!"

Brannan, who led a group of Mormons here in 1846, was from the start a dominant personality, publisher of the California Star, and a leader in the complex that gave San Francisco its first [illegible] Latter on Portsmouth Square which also served [illegible] as church, church and jail.

Headquarters for Communion and Confirmation Supplies

We also carry a complete line of gifts for all occasions

MISSION GIFT SHOP
2740 MISSION STREET
Bet. 23rd and 24th
We Give and Redeem Mission Stamps

OUR 37TH YEAR IN THE MISSION

EASTER BEGINS AT Knit Kraft

LOFTIES
new custom-knit look
"Skylark" one-piece dress with short dolman sleeves . . . as advertised in Mademoiselle. Hand-tailored by Lofties of nubby 100% wool chenille . . . designed for perfect fit . . . fashioned with exquisite detail. Pink, white, navy, light blue, red. Sizes 10-18. 29.95

All-Wool Suede TOPPER
Fashionable complement for your knit dress. New cuff and pocket treatment. Satin crepe lined. In Easter pastels—mint, gold, coral. Sizes 10 to 18. 18.95

All-Wool Gabardine SKIRTS
Meticulously tailored. Slim line, tuck front, back kick pleat. Navy, black, gray, brown, tan. Waist sizes 22 to 32. 8.95

Gift Idea! New Boucle SWEATERS
Club collar, turtleneck (as illustrated) or jewel neckline, batwing style . . . both with ruffled Aunt sleeves. Choice of decorative patterns. Light blue, pink, mint, maize, white, in one gift collection. Sizes 36-40. 5.00

Judy Bond BLOUSES
Tissue-faille *washable* crepe. Peter Pan collar, wide panel band. French cuffs . . . or V-neck, stitched and stocked front. White, rose, tan, black, blue. Sizes 30-40. 3.98
Others . . . . . 2.98 to 7.98

Knit Kraft

FOR CASUAL CALIFORNIANS

We Give and Redeem MISSION COUPONS

THE SPORT COAT
"Cal-Anita" imported 100% virgin wool, 2-button, 3-pocket model, including breast patch pocket. Authentic tailoring down to the most minute details. Fully bound seams. Brown, tan, blue, gray. Sizes 36 to 46. 29.50

THE SLACKS
"Rough Rider" action-tailored wool gabardine. Continuous waistband, offset pockets, saddle-stitched side seams. Gray, beige, brown, sage green, light blue, navy, cocoa. Waist sizes 28-44. 18.95

THE SHIRT
"Lancer" broadcloth, oxfords, madras and pencil stripes in white, maize, pink, green, blue, tan or gray. Low, spread collar. French or barrel cuffs. All sizes and sleeve lengths. 4.50

THE NECKTIE
Square end, hand embroidered. English imported wool. All colors. Solids with contrasting embroidery, checks, horizontal stripes, diagonals. 1.50

Knit Kraft

OUR 37TH YEAR IN THE MISSION

Open Friday and Monday Evenings . . . "Charge It" at No Extra Cost

The Old and New Looks Where 16th and Valencia-sts Meet

THE GOOD OLD DAYS—This is 16th and Valencia-sts, as it appeared in 1918. Note the canvas-topped autos that were just the thing in those days.

AND NOW TODAY—And we're at 16th and Valencia again, and some changes have been made. Here's the intersection as it appears now. Note face lifting on the buildings.

Wm. Scheppler & Sons Jewelers...Diamond Jubilee

OUR 75TH Anniversary Event!

Girard Perregaux
Fine Watches Since 1791

Accuracy you can depend on to pace you for today's living . . . outstanding beauty in harmony with today's fashion demands. The ideal watch for yourself, or for gracious giving.

17 Jewels, 14 Kt. 8 Diamonds

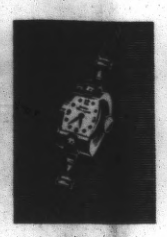
$250 *includes Fed. Tax.*

Girard Perregaux
Fine Watches Since 1791

In a Girard - Perregaux, the superb beauty of design is matched by the magnificent craftsmanship of the mechanical "heart" . . . fashioned with precision to record the hours with enduring accuracy.

17 Jewels, Yellow Gold Filled

$47.50 *includes Fed. Tax.*

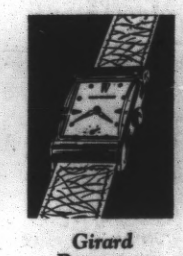


Girard Perregaux
Fine Watches Since 1791

A gift she'll never forget! Diamonds of such beauty and quality . . . they're natural companions for the famed dependability of a Girard - Perregaux watch. Each exquisite design will bring enduring satisfaction.

17 Jewels, 14 Kt White on Yellow Gold, 2 Diamonds

$110 *includes Fed. Tax.*

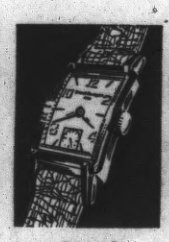


Girard Perregaux
Fine Watches Since 1791

A distinguished gift to make the occasion a wonderfully special day . . . to give pleasure and pride for many years to come. The Girard-Perregaux tradition of enduring precision and individual beauty has won lasting fame.

17 Jewels, 14 Kt. Yellow Gold

$110 *includes Fed. Tax.*



Girard Perregaux
Fine Watches Since 1791

Within the beautifully styled case beats a movement of remarkable accuracy. Distinction of design and reliability of performance have been a tradition since 1791 . . . recognized and respected throughout the world . . .

17 Jewels, Yellow Gold Filled

$65.50 *includes Fed. Tax.*

Girard Perregaux
Fine Watches Since 1791

Sea Hawk

Famous watch of the Service the Sea Hawk is the perfect timepiece for recruit or sportsman. Handsomely styled in stainless steel or gold—shock-protected. Water - resistant. Regulation sweep second hand.

From $50 *includes Fed. Tax.*

no finer gift for any occasion

GIRARD PERREGAUX

*Gyromatic**
by GIRARD PERREGAUX
FINE WATCHES SINCE 1791

the watch that needs no watching

You don't have to wind the new Gyromatic. It winds itself!

You don't have to worry about dropping or drenching it. The Gyromatic protects itself from shock and water!

In fact, you'll look at the Gyromatic only to get accurate, dependable time—and to admire its good looks.

*Reg. U.S. Pat. Off.

LIFE

GIVE HIM THE MOST BEAUTIFUL WRITING GIFT EVER CREATED!

PEN **$20.75**
SET **$31.25**

New Parker "51" Pen and Pencil encased in gleaming metal!

Here's the gift a man would choose for himself, truly masculine. Famous "51" precision . . . remarkable Aero-metric Ink System for superb writing case. Both pen and matching pencil are designed in stunning all-silvery Lustraloy. Luxurious gift box.

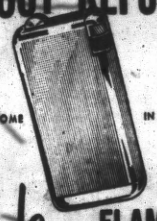
THE PEN THAT NEVER, NEVER DISAPPOINTS!

NEW Parker "51"
PEN NAME FOR THE PERFECT GIFT
Magnificent "51" Pen and Pencil set. Platinum-tipped 14K gold point, special ink flow meter assure flawless writing. 5 colors.
$15.00 $22.50

NEW "51" Special
Miracle smooth-writing point. Metered ink flow. 4 colors.
$12.50 $18.25

NEW '21'
A pen unsurpassed for style and precision under $10.00
Pen $5.00 Set $6.75
$5.75 $10.00

The world's most convenient lighter—
6 MONTHS OF LIGHTS WITHOUT REFUELING!



COLOR OR CHROME
IN SMART GIFT CASE
$14.50
Incl. F. E. Tax

Parker FLAMINAIRE LIGHTER
MADE BY THE PARKER PEN COMPANY, U.S.A.

First successful gas lighter!
Precision-built by the makers of the world-famous Parker "51" Pen

Only lighter in the world that gives half a year of steady light without refueling! Trouble-free—no liquid fuel to fuss with, no wick to sputter and fray. Unusual, elegant styling in wonderful color or rich chrome.

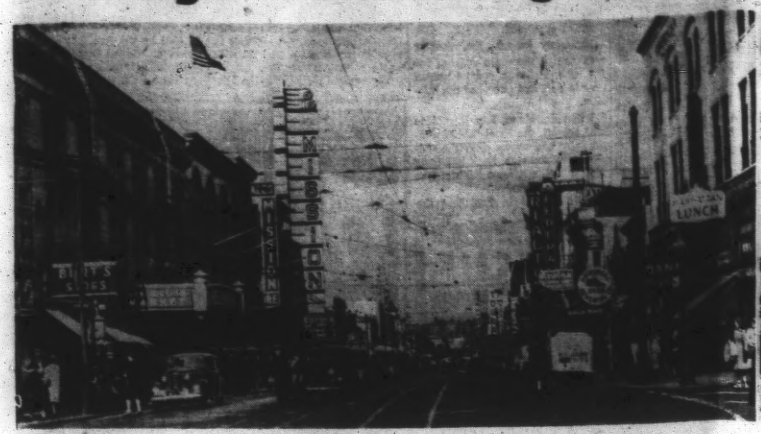
BIRTHSTONES
Choice of handsome, 10K gold birthstone rings for men and women. Rich synthetic stones, hand carved mounting. **$12.95**

Wm. Scheppler & Sons Jewelers

2492 MISSION STREET near 21st Street—Our 75th Year

"We Give and Redeem Mission Stamps"

Eight Years Bring Many Changes at 22nd and Mission



NOT SO LONG AGO—Even a few short years can change the appearance of a street in some degree. This is Mission-st at 22nd. Note the streetcar tracks and high-bodied autos of eight short years ago. The streetcar tracks are all torn up now, the "main stem" paved smoothly. The single strand trolley wire of the streetcar has given way to the double-trolley of the high-speed bus. Note the old-fashioned marquees of the New Rialto Theater and of the American Trust Co.

AND TODAY—Here's the 1952 appearance of 22nd and Mission-sts. Streetcar tracks have been ripped out. Buses have taken over the transportation situation and to the right can be noted a new theater. That new theater, of course, is the New Rialto streamlined. Note, too, that the American Trust's marquee has been modernized and that Hale Bros. has branched out across the street with something quite unknown eight short years ago—a television (and appliances) store.

McAULIFFE AND O'CONNOR

2415 MISSION

THE PHILADELPHIA

Phone MIssion 7-2414

OPEN FRIDAYS UNTIL 9

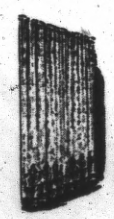
LINENS • BEDDING • CURTAINS • DRAPERIES

COLONIAL QUILTS

Very Colorful. They are Reversible. New and Color Fast.

$7.95

SCRANTON LACE PANELS



100% Cotton for easy laundering and long wear

PER PANEL $1.00

81" and 90" Long

Also a wide selection of styles and widths including 3 yds. long at various prices.

MUSLIN SHEETS

Our First Quality Heavy and Smooth 132 Thread Count 81x108 or 72x108

$2

Pillow Cases to Match 2 For $1.00

this week's BEST SELLER

"THE PHILADELPHIA," owned and operated by David McAuliffe, is the largest specialty store of its kind in San Francisco and reflects the vast experience he has had in the world of dry goods. Mr. McAuliffe hails from sweet County Cork and even a casual acquaintance has no difficulty in observing that he has kissed the Blarney Stone more than once! Having studied and trained in the dry goods business in Ireland, Mr. McAuliffe went to Australia, where he spent five years, and since his arrival in America has been actively associated with merchandising. For fifteen years he was linen and bedding buyer for the City of Paris Dry Goods Co., buying in both the American and foreign markets, and for a number of years he was buyer in the same capacity for Gimbel Bros. of New York. Add to this, twenty years of operating his own business on Mission Street, and you will readily realize that the merchandise offered at this store is carefully selected by a man who knows how. 'The Philadelphia' buys direct from the source of supply, namely, from the finest mills in all parts of the country, and handles only good merchandise.

★ "THE PHILADELPHIA" features linens, bedding, curtains and draperies.

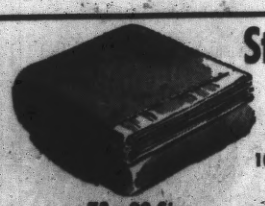
★ "THE PHILADELPHIA" motto is "Good merchandise at a low price."

★ "THE PHILADELPHIA" offers free United Parcel Delivery, free gift wrapping, MISSION MERCHANT STAMPS, and is always willing to help solve the problems of interior decorating, and the selection of gifts for any occasion.

★ "THE PHILADELPHIA" has a lay-away plan to suit your wishes and welcomes charge accounts.

★ "THE PHILADELPHIA" invites you to visit their friendly store, to look around and feel at home in a store that aims to please and give you "good merchandise at a low price."

St. Mary's Blankets



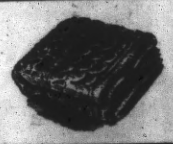
100% Virgin Wool

72 x 90 Size

All Colors. Rayon Satin Bound and Boxed

$12.95

RAYON SATIN COMFORTERS. Heavy quality two-tone or solid color. Wool filled.



10.95

CANNON TOWEL ENSEMBLE

Solid Colors or Fancy Jacquard

BATH SIZE 69c GUEST SIZE 49c WASH CLOTHS 25c

CHINTZ BEDSPREADS

Twin or Double Deep Flounces or Rayon Faille

$7.95

SASH CURTAIN VALUES

in permanent finish organdy, daintily trimmed and styled; no starching needed.

45" and 54" long $1.95

We carry a large selection of sash curtains in matching lengths from 36" to 90" long, at prices to suit your purse, and the most discriminating taste.

QUEEN VALLEY GALADORE PANELS

The panel that has stood the test of washing and long wear, in pastels, including much-wanted grey and pink.

90" long 2.25

81" long 1.95

a compliment to any home.

QUAKER LACE

Dinner Cloths

72x90 $5!

Famous Gale First Quality Only.

A PERFECT EASTER GIFT or For the JUNE BRIDE!

White Goose Down Comforters Simon. Finest Rayon Satin with Trapunto Embroidery $35.00

Simon. 100% Goose Down Bed Pillows Finest Down Proof. Striped Ticking $10.95

Loytex and Feather Bed Pillows Full Size Loytex for Wear, Feathers for Softness, New Low Price..... $2.95

Imported Pure Linen Crash Dish Towels Heavy Quality Striped Borders As Low As Cotton 3 for $1.00

Imported Rayon & Cotton Damask Dinner Sets Soft Cream and Pastel Colors

60 x 90 and 8 Napkins $5.95 set

60 x 102 and 12 Napkins $7.95 set

WE ACCEPT MAIL ORDERS

We Give and Redeem MISSION MERCHANT STAMPS

Mission Dolores Named Basilica

It Meets Four Main Requisites of Church

Raising of Mission Dolores to the status of a Minor Basilica, as announced by Pope Pius XII through Archbishop John J. Mitty last week, was done for four main reasons.

As outlined in the apostolic brief from the sacred congregation of rites in Rome, the reasons were:

1.—The Mission is a consecrated church;

2.—It is steeped in history, serves as a permanent historical landmark;

3.—It is a place of pilgrimage, visited by some 100,000 persons a year;

4.—It is a work of art.

First in West

Thus the Parish Church of San Francisco de Asis, "the cradle of San Francisco," has become the first church west of the Mississippi, the fourth in the U. S., to receive the signal honor of being named a minor basilica.

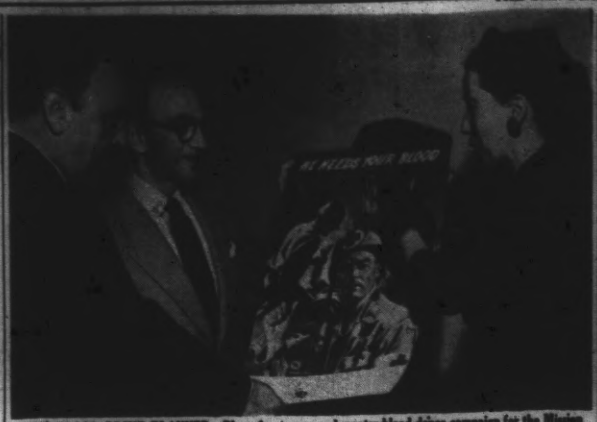
Formal proclamation of the title will take place Friday at 10 a. m. on the Feast of the Seven Dolors, when Bishop Merlin J. Guilfoyle will celebrate solemn pontifical mass.

Founded in 1776

The Mission was founded June 29, 1776, "anticipating the very birthday of the U. S.," as the apostolic brief noted.

The greater (patriarchal basilicas)—four of them—are all in Rome.

The other American minor basilicas are St. Mary's, Minneapolis; Assumption of the Blessed Virgin Mary, Baltimore; Our Lady of Victory, Lackawanna, N. Y.



NEW BLOOD DRIVE PLANNED—Plans for a new and greater blood donor campaign for the Mission District in mid-April were made this week by (left to right) Joseph Ravinsky, president of the Mission Street Merchants Association; Monty Ash, executive secretary of the association, and Mrs. Robert Stolz, of the Red Cross Blood Procurement Committee. Last year the Mission District was the only area in the city to surpass its increased quota.

Early-Day Banker Helped in Mission

William C. Ralston, the man who made the Bank of California a power in pioneer days, imported the eucalyptus from Australia, began the Palace Hotel and financed some of the biggest mining and land ventures in the state's history, also left his mark on the Mission District.

Ralston had a large and lavish estate at Belmont and in the 1860s was instrumental in persuading the city to lay a plank road out through the Mission.

This old Mission Road was the forerunner of the present Mission-st.

HOWDY, PARDNER — Rusty Draper, that Western-type fellow who plays the guitar, autographs a record at opening of remodeled Sherman-Clay music store, 2539 Mission-st, last Friday. Watching are Sherman-Clay executives (left to right) A. R. Alexander, the store's manager; Clay Sherman, and Jack Creighton.

HAPPY BIRTHDAY — Joseph Ravinsky (right) congratulates Abe Waxman of the Waxman Furniture Co., 2243 Mission-st, on completion of the company's new section last Friday. That day also marked 25th anniversary of store's founding on Mission-st.

Jose Noe Buried in Mission Cemetery

You can find the name of Jose Noe, for whom Noe-st was named, not only on city maps, but in the register of those buried in the old cemetery of Mission Dolores.

Last of the Mexican alcaldes of Yerba Buena, his family headstone is set in the red tile floor within the mission entrance.

Mission District Cradle of San Francisco

Continued From Page 29

the way to Army-st by 1900, more and more fine homes were added, but it remained primarily a middle-class residential area.

Its greatest period of growth came after the 1906 fire, which burned out the area as far as 20th-st. At first, there were just tents, thousands of them.

But then the fire insurance policy payments came through, and San Franciscans began building. And as they did, the Mission District expanded.

Strangely enough, the disaster was one of the main reasons for the fine business district which now is part and parcel of the Mission.

When downtown San Francisco was rebuilt, the firms which temporarily had moved into the outskirts, moved right back into their old area. The Mission District was left in a vacuum.

Thus it was in 1907 that the Mission's own merchants, realizing that commerce was the lifeblood of any area, got together to provide the Mission District with its own business section.

They called their group the Mission Street Merchants Association.

Aided by the foresight of these and other Mission District leaders and residents, the area has grown and done well.

"We Give and Redeem Mission Stamps"

EXPANSION SALE

PRICES REDUCED TO CLEAR OVERSTOCK ITEMS AND MAKE ROOM FOR NEW STOCK! LOOK OVER THESE BARGAINS:

Brand New Phonograph Records SINGLES OR ALBUM SETS

POPULAR OR CLASSICAL—Select from any listings up to Dec., 1951, on any speed, 45 R. P. M., 78 R. P. M. or 33 1-3. Discount up to ..... 50% OFF
Choose from VICTOR—COLUMBIA—DECCA—LONDON—CAPITOL and about 200 other labels. Discount subject to quantity on hand.

BRAND NEW RADIO TUBES! RCA RADIOTRON —GE—PHILCO— SYLVANIA— KENRAD, ETC. BUY NOW AND SAVE— THEY CAN'T SPOIL! 40% OFF IN LOTS OF 4

V-M RECORD PLAYER ...SELF-AMPLIFIERS! Plays All Speeds Automatically. Has Tone and Volume Control. Reg. Price 59.95. OUR PRICE 47.50

NEW GENERAL ELECTRIC 5-TUBE RADIO Reg. Price 25.00 Our Price 19.95

RCA VICTOR AUTO. RECORD PLAYER Plays and changes 12 45-R. P. M. records. This model is housed in a fully enclosed portable case complete with lid and handle. Reg. 39.95. 6.00 for price records included. Our price 34.95

3 SPEED RECORD PLAYER IN PORTABLE CASE. REDUCED TO ..... 21.95 Plays 45-33⅓ or 78 RPM

RCA 45 RPM AUTOMATIC RECORD PLAYER ATTACHMENT ..... 14.95 PRICE INCLUDES 6.00 LIST WORTH OF RECORDS

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Huge Parking Lot May Be Completed by Fall

In Heart of Shopping Area

Merchants to Bid on Lease of Facility

With wreckers' hammers providing background sound effects, development of the long-sought Mission District parking lot moved this week into the plans-and-specifications stage at City Hall.

Vining T. Fisher, general manager of the San Francisco Parking Authority, disclosed work orders had been sent for this purpose to the Department of public Works.

Once the plans are completed, bids will be called simultaneously for development of the site into a parking facility and for its operation under a lease agreement with the city.

Ready by Fall

"We feel now the lot can be put into operation by early fall," Mr. Fisher said.

The site of 66,000 square feet is in the heart of the "Mission Miracle Mile" shopping area, on the west side of Bartlett-st between 21st and 22nd.

The Board of Supervisors—which appropriated for the project $445,000 from a five-million-dollar off-street parking bond issue of 1947—this week approved purchase of the 17th of 18 parcels of land on the site.

The 18th, at the corner of 22nd and Bartlett, presents the most serious obstacle thus far encountered by the city's Real Estate Department. It consists of about 22 per cent of the total project area, and the owners of the drive-in restaurant located on it have refused a $150,000 offer for the property.

Court Action Possible

"We are still negotiating," Mr. Fisher said, "but may be forced to take it into court with condemnation proceedings.

"Meantime, so that development of the lot can proceed, alternative plans will be prepared with this parcel included and without it."

Excluding the disputed property, the lot will accommodate 175 parking stalls; with it, a total of 235 to 240. With a minimum of four turnovers a day, this is expected to create space for 700-800 autos daily in the reduced area, and 1000 when the entire site is available.

Plans and specifications—covering filling, grading, surfacing, lighting and fencing of the facility—should be ready within 60 days, Mr. Fisher estimated.

When the work is advertised for bidding, the authority also will invite prospective operators of the lot to submit lease offers.

The Mission Street Merchants Association, original sponsor of the project, will "definitely be a bidder," it was reiterated today by Monty Ash, executive secretary.

It was at the association's behest and expense that a survey looking toward creation of such a facility was undertaken by the city. To expedite the study, the organization placed $500 at the city's disposal, with a statement its own investigation convinced it the present site was the ideal one.

Okeked By Board

Subsequent city investigation confirmed that appraisal prompting the authority to recommend the necessary appropriation to the supervisors, who approved it unanimously last year.

The job of acquiring the property was begun at once by Eugene Riordan, who reported today about half the 20 buildings—homes and flats—acquired have been demolished or removed. This phase of the work will be completed by July, he predicted.

Mr. Riordan said he would report to the authority his department had reached an impasse on negotiations for the restaurant property, leaving with that agency a decision on whether to resort to condemnation proceedings or to bypass temporarily the corner portion of the site.

From the start, official thinking on the project has been concentrated on public service, rather than on profit-making possibilities.

The association, in its decision to present its own bid as a non-profit organization to operate the lot was guided by a desire to make rates for patrons as attractive as possible.

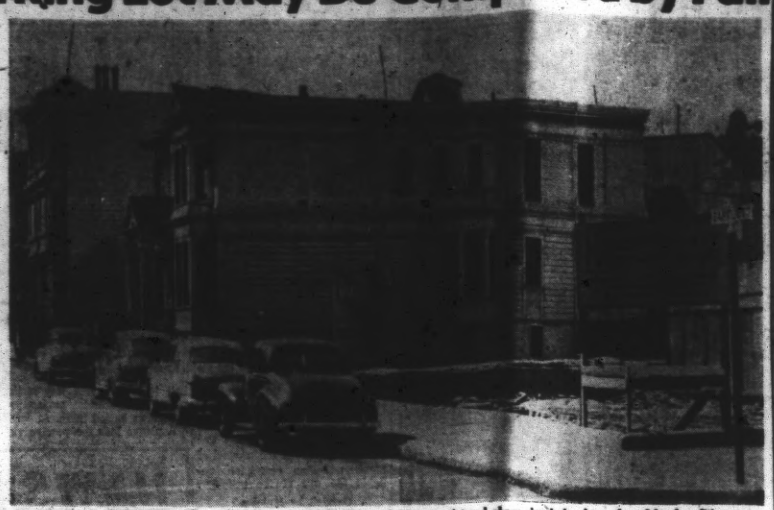
Mr. Fisher predicted it would be a "self-parking lot," with attendants necessary only to collect fees, and with the fees low enough to favor the short-term parker.

Revenues should repay the city the cost of creating the facility within 20 to 30 years, Mr. Fisher estimated.

"It's a fine project," he remarked enthusiastically.

"It was originated with public service as a premise, and that's the way it will work out, serving the public, but paying its own way without burdening the taxpayer."

As the cost is amortized, he said, the money presumably will be returned to the revolving bond fund to finance other similar facilities, possibly in the Mission District.



PROJECT OF PROGRESS—The northeast corner of Bartlett and 21st-sts, pictured above, already has been cleared by demolition crews preparing the area for development of a new $445,000 parking lot to be created this year in the heart of the "Mission Miracle Mile" shopping area. Project, originated by the Mission Street Merchants Association and underwritten by the city, will provide parking facilities to accommodate up to 1000 autos a day.

Folsom-st Named For Wealthy Man

The Mission District's Folsom-st owes its name to Capt. Joseph L. Folsom, who became one of California's wealthiest men during and after the Gold Rush.

The town of Folsom, from 1856 to 1864 a point of departure to the gold fields, also was named for him.

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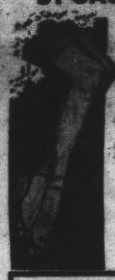

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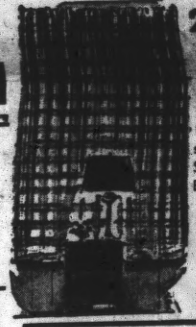

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Mission Dolores Story is One of Unusual Vision, Courage and Faith

'OUR LADY OF SORROWS'—Soul of the Mission District—and the place that gave the district its name—is Mission Dolores, shown at left standing in the shadow of Mission Dolores Church. At right, the old graveyard adjoining the church, where many of early day figures of city's history were buried.

TOURIST'S VIEW—The exterior of Mission Dolores, as it appears to the casual passers-by. More rewarding is a visit within the walls of the historic old Mission, built centuries ago by the Spanish padres.

AS IT WAS—The original Mission Dolores, a portion of which no longer stands. Picture probably was taken some time in the Gold Rush days.

* * *

In the heart of the Mission District, at 16th and Dolores-sts, stands the institution which gave the district its name and transmitted to this great city by the Golden Gate the name of San Francisco.

It is Mission Dolores, founded by the Catholic Franciscan Order in 1776 just five days before the signing of the Declaration of Independence.

The mission, dedicated by Padre Francisco Palou, who, with the hardy band headed by Lieut. Jose Joaquin Moraga, made their weary way overland from Mexico to the site beside the small lake the padres subsequently called Laguna de los Dolores (Lake of Sorrows), formed the nucleus of the community.

The mission was first named "Mission St. Francis of Asis," at the insistence of Fr. Junipero Serra, head of the Franciscan Order in the New Spain, that a mission should be named after the patron saint of the order.

Bay Discovered

"If St. Francis wants a mission," Don Jose de Galvez, visitador general of New Spain, had slyly remarked, "let him show us his port and we will found one."

And, as though the saint heard and accepted the challenge, one Spanish land party, that of Don Gaspar de Portola, found San Francisco Bay, and another promptly founded the mission.

But Padre Serra did not see it for another year. Then he exclaimed: "At length, our Father St. Francis has advanced the sacred cross to the very last extremity of California; to go further requires ships."

The mission became the center of a community life that once harbored hundreds of Indian neophytes and their spiritual leaders.

Indians Civilized

For more than half a century, the padres taught the Indians not only the doctrine of Christianity, but also the skills and arts of civilized living of the age.

But lack of arable land in the vicinity doomed the mission to a precarious existence. And epidemics of smallpox and measles and the ravages of tuberculosis among the neophytes nearly wiped out the mission.

In 1823, the young Padre Jose Altimira proposed to abandon Mission Dolores, moving its people to Mission San Rafael and the new Mission Sonoma. But church dignitaries, who had not approved construction of the new Sonoma institution, objected.

Finally, it was agreed to retain both.

However, evil days were not far off. In 1833, Mission Dolores was secularized in the great changeover from ecclesiastic to temporal rule in Alta California.

Title to the lands and buildings were lost to the church—turned over largely to private owners.

But Franciscan and late Picpus Fathers continued to occupy the church throughout most of the period until 1857, when the property was returned to the Archdiocese of Northern California under Archbishop Joseph Sadoc Alemany who had been consecrated three years earlier.

In 1853, the St. Thomas Aquinas Diocesan Seminary was opened at the mission. It was the beginning of the great educational system under which hundreds of thousands of California youth are taught today. But it lasted only until 1866.

The first white child was born at Mission Dolores Aug. 10, 1776. The first marriage, the first baptisms of Indians and Spaniards and the first Christian burial on the San Francisco Peninsula occurred at the mission.

Cornerstone in 1782

Padre Palou laid the cornerstone of the present church on April 25, 1782. In it are sealed sacred relics deposited at that time.

During the years of secular control, the physical property of the mission fell into a state of disrepair. By 1855, it was described in a record of the day as a ruin.

But it was a recreational center for the throbbing community which had developed in the stampede for Sutter's gold.

Bull and bear fights were staged there frequently. Duels were fought on the site. In 1854, there were two race courses and many drinking houses in the neighborhood.

Thus the property that had been dedicated to the services of man in the tradition of a merciful God, was perverted to the baser habits of man.

176th Anniversary Near

But today, Mission Dolores has, as it nears its 176th anniversary, lived down the bad years of its temporal proprietorship.

While it is chiefly known as a landmark of San Francisco's earliest history and a world-renowned tourist attraction, its influence even in these fields is benign.

The buildings once devoted to temporal pursuits have long since crumbled and vanished. But the mission church stands through the hoary years, impervious to the ravages of time and the violence of earthquake and fire.

The convulsion of nature in April, 1906, which seriously damaged the modern church built on part of the mission property, left the old chapel almost unmarked.

Walls Stand Firm

Its four-feet thick adobe walls; its ancient roof beams bound with plaited rawhide thongs; the graceful columns which adorn its face and hold up its wide-eaved roof, neither buckled or bowed.

It was as though that which treated modern man and his works with cosmic contempt, respected the works and even the eternal rest of the ancients, many of whom sleep in the adjoining churchyard.

Undamaged also were the works of art which have been assembled at times neither recorded nor long remembered, to make this house of God a thing of beauty. The interior painting, all in vegetable pigments applied by Indian artisans at least 150 years ago, remain bright and clear.

The ecclesiastical furniture, brought from Spain, France and Mexico, and much the product of Mexican Indian craftsmen, delights the eye of the beholder.

Carried by Muleback

These carved blocks were carried from Mexico City over the long and hazardous trails on muleback to Mission Dolores.

The headstones in Mission Dolores Churchyard, read like a history of San Francisco. There lies Padre Palou, founder of the mission; Lieut. Moraga, who helped him lead the first settlers there; Capt. Louis Antonio Arguello, first governor of Alta California under Mexican rule, and Jose Noe, the last alcalde of Yerba Buena.

Also sleeping there are William Leidesdorff, pioneer and one of the leaders of the Bear Flag revolt in which California was wrested from Mexican rule; the Very Rev. Richard Carroll, pastor of Mission Dolores from 1853 to 1860, and other noted men.

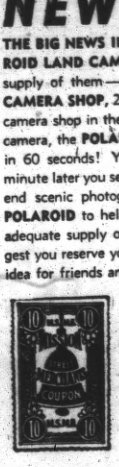
And in graves marked with pleas for forgiveness of their persecutors, are James Casey and "Yankee Jim" Sullivan, earlyday pugilist, one hanged by the vigilantes for murder and the other a suicide at Fort Gunnybags of those turbulent days.

Over them bend a welter of color from Castillian roses, planted nobody knows when. And myrtle and ivy trail a soft blanket, too, above the last resting places of 196 white persons recorded as buried there.

A plaque bids the pensive visitor to think also of the forgotten and the no-longer remembered who lie in eternal rest in that walled refuge.

NEWS FLASH!

THE BIG NEWS IN CAMERAS these days is the POLAROID LAND CAMERA—and it's news when you find a supply of them—which I discovered at the RETLAW CAMERA SHOP, 2969 Mission . . . the most COMPLETE camera shop in the Mission. An amazing, super modern camera, the POLAROID camera develops its own picture in 60 seconds! You snap the shutter—and presto! a minute later you see the finished picture. Ideal for week-end scenic photography, many business men use the POLAROID to help promote sales. RETLAW'S have an adequate supply of these miracle cameras, but I'd suggest you reserve yours now. Ideal for gifts—a wonderful idea for friends and relatives overseas! RETLAW'S have a large stock of Polaroid flash bulbs, flash guns, meters, close-up attachments, black-and-white film, too. Walter Cameron, friendly owner of this fine camera shop, and camera expert, will show you how to take perfect pictures with the POLAROID camera.



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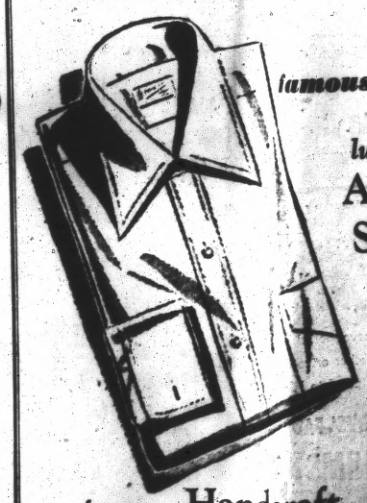

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Key to Success in Baseball Held by Mission Fans in San Francisco

District Rates Tops on Game

'Toddlers Cut Teeth On Catchers' Gloves'

By Rudy Wahrer

It is a historical fortuite the Mission District is the cornerstone of baseball in San Francisco.

And while there may be minority arguments from North Beach and the area adjacent to Big Rec in Golden Gate Park, the proud claim of Missionites would be quickly confirmed as unimpeachable by any jury of honorable experts.

The late, great Charley Graham, longtime president of the Seals and regarded as a sage in these matters, often observed:

"Our success in attendance is keyed to approval by Mission District fans."

Graham recognized then—and it holds just as true today—that the sector's baseball know-how surpasses that of any other area in Uncle Sam's domain. In the diamond sport, you can fool some of the people some of the time, but a Mission District zealist, never.

Starts in Babyhood

It seems possible Mission District toddlers cut their teeth on old catchers' gloves.

The district has produced from its playgrounds and corner lots numerous stars of the national pastime. In the old days, the Wally Bergers. Lately, an Eddie Joost, magnificent shortstop of the Philadelphia Athletics.

It also recollects with fondness and pride the galaxy of immortals who "trod the boards" at Old Recreation Park, 15th and Valencia-sts.

In those vibrant days, before Seals Stadium was opened in 1931, Old Rec was jointly the home of the Seals and the Mission Reds.

The Missions moved with the Seals into the glittering million-dollar park in nearby Potrero District, but, alas, failed to survive in the antiseptic new atmosphere.

Ah, there was baseball nobility in the boisterous era of the Valencia-st bandbox.

Many Great Names

The Missions, the team named after the district, could not compete with the Seals in player talent. Of the names most fondly remembered, there are those of Seacap Christiansen and Fuzzy Huff, a rowdy pair of Casey Stengelesque characters.

And Evar Swanson, a wraith-like runner who holds the record for circling the bases. Ike Boone, burley homerun champion. Mickey Finn, knockout puncher in several memorable baseball fights. A swashbuckling, picturesque crew that seldom failed to entertain.

The Seals were producers of memorable Coast League champions and player immortals.

At least four San Francisco Seals teams which operated within Big Rec's cramped confines have been nominated as the strongest in minor league history. Players who graduated to the majors in the Golden Twenties under the remarkable co-ownership of Graham, Charles Strub and Charley Putnam, the "Vanderbilts," were legion and they brought fabulous sums of folding stuff.

Graham, Strub and Putnam peddled Willie Kamm to the White Sox for $125,000. Startling sums crammed their coffers for Smead Jolly, Earl Averill, Paul Waner, Lefty Gomez, Earl Johnson, Hal Rhyne, Jimmy Caveney and a host of others.

Who among Mission District old-timers ever could forget the famed "booze cage" at Old Rec?

Behind a chicken wire screen on field level ranging from first to third bases, the select sat in critical judgment and guzzled fiery whisky or breakers of beer while either yowling pleasure or venting spleen. A hairy race, the "booze cage" faithful.

Many a prosperous Mission District merchant feels a heart tug when recalling the traditional Saturday "kids' day," when he was admitted free into the left-field bleachers.

My particular heroes were Ed Rose, Missions leftfielder, and Buckshot Mays, valiant Seals' relief pitcher.

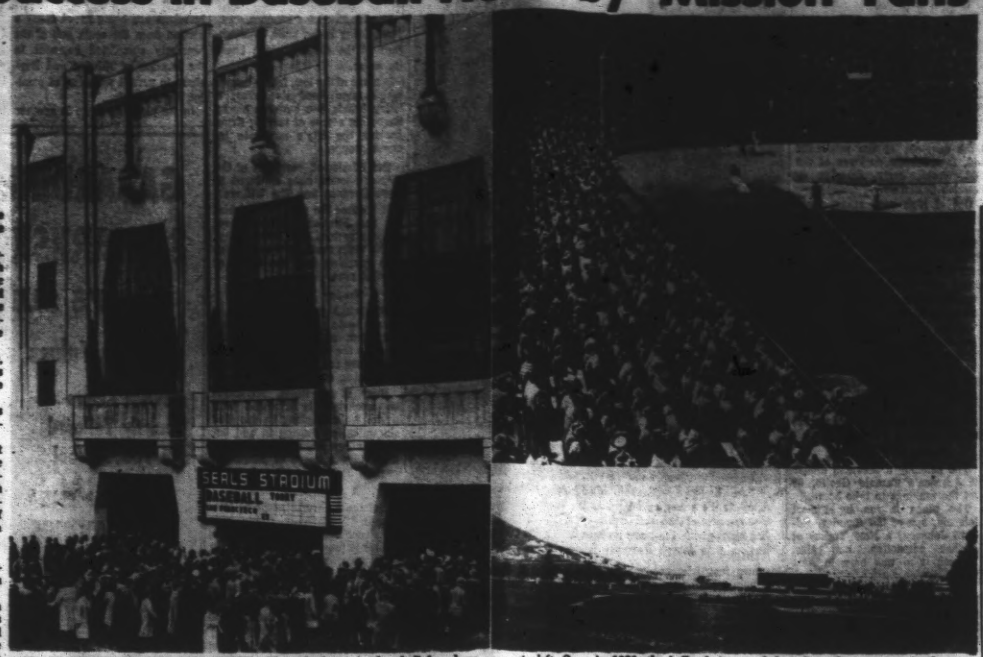
Horrors, the magnetic personality of Lefty O'Doul did not intrude upon my schooldays' consciousness. This is a confession I set down here for the first time. Rose and Mays, now forgotten by many, were knights in shining armor in my worshipful eyes.

There is no glibly explainable reason for the Mission District's passion for baseball, crossing the boundaries of race, color and creed. But permit me to hazard a guess which might be perceptive.

Perhaps Abner Doubleday's diversion, with its peculiarly robust American spirit of give and take, is a subconscious extension of the region's own virgorous character.

This season, Seals, Owner Paul L. Fagan vows he'll construct a "competitive" team in an effort to recoup the ignomy of three consecutive second-division campaigns and a tragic basement finish in '51.

But you can wager all the horsehide in Kentucky the turnstiles won't click until the Mission District disciples of the sport place their stamp of approval upon his works.



'TAKE ME OUT TO THE BALL GAME'—Through the years, baseball fans have flocked to San Francisco's various horsehide fields. Appropriately, the first major ballpark was established in the Mission District at 25th and Folsom-sts, depicted above, lower right. Today's patrons enter spacious Seals Stadium at 16th and Bryant-sts, left. Open in 1931, the ballpark is regarded as finer than most major league plants. It seats more than 20,000 and on March 17, 1950, the arena overflowed to a 25,531 record for a Seals-Cleveland exhibition. Above, right, an evening crowd is entertained under Seals Stadium's arclights.

MISSION POOL—Located directly behind this clubhouse is the only swimming pool in the Mission District. The pool is situated at 19th-st, between Guerrero and Valencia-sts. It is supervised by the Park Recreation Department and is open to children only. Its season begins the beginning of May and ends the latter part of September. Admission is five cents.

Fabrics for Your SPRING OUTFITS

Butcher Rayons
Printed and Polka dot; also plains to match. Reg. 1.49 yd.—42x45 in. wide....Yd. $1.00

French Crepe
Prints and polka dots; many patterns and colors, washable. Reg. $1 value. 39 ins. wide.....Yd. 69c

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Prints and stripes—48 ins. wide. Reg. $2.49-$2.98 yd. Yd..... $1.50

Come in and look around—and convince yourself of our values.

Save on Yardage
Quality Fabrics at Low Prices
2802 MISSION ST., near 24th
"We Give and Redeem Mission Stamps"

BEST DRESSED in the EASTER PARADE

For a new smarter, leaner, taller look!

Now—to make you look slimmer, taller, straighter—Belmont's ingenious "Saber Lapel"! It's longer, trimmer, to emphasize your leanness to accent your best lines.

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On Belmont's "1951" model, with the famous full, tapering jacket, "Saber Lapel" makes a suit without equal in sheer good looks. Try it on at Joseph's today $55

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When the Easter Parade comes sauntering by you can put yourself right up at the head. These finer Manhattan shirts dress up your outfit, add the touch that says, "He's right with fashion." Choose from a wide range of collar styles with choice of French or barrel cuff. from $2.95

You may open an account at Joseph's with nothing down and months to pay

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MEN'S WEAR
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You are cordially invited to attend the

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April 3rd, 4th and 5th—9 a. m. to 9 p. m.

Mr. O. J. Witt, formerly of Worth's, again welcomes his old friends and customers to visit the new Irene's store. It will be a pleasure to see you.

O. J. WITT, President

- Coats
- Suits
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- Sportswear
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- Skirts
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- Accessories

Mr. Witt with his new expanded line of top brands will continue to carry popular price merchandise—Dresses from $12.95, Coats from $16.95, Suits from $29.95.

Charges Accounted Invited.
Budget Terms — Layaway Plan

"We Give and Redeem Mission Stamps"

IRENE'S
Smart, Distinctive Women's Apparel
2762 MISSION STREET
Between 23rd and 24th

Mission Miracle Mile 'World's Largest Store'

Want to get married? Buried? Have your shoes half soled? Buy an automobile? A house? Some imported wine or cheese? You can get it on the Mission Miracle Mile, "the largest department store on earth."

Between 13th and 27th-sts on Mission, stretches a bazaar which operates on the theory that it supplies anything anybody, livin or dead, might need for his personal or family use.

Backbone of this multi-million dollar emporium, are San Francisco's largest furniture stores. Some of these are carrying stocks probably as large as any assembled under any one retailer's roof in the United States.

They will supply anything from the shiny chrome gadgets that delight devotees of the modernist fad, to authentic antiques of the Old World, early America or Spanish California.

Out of high rent areas, these big furniture stores offer their wares at prices that are competitive with any in California. To them come customers from all over the northern part of the state.

But the Miracle Mile boasts equally attractive stores in all the retail fields.

There are department stores, food markets displaying wares to meet the cosmopolitan tastes of the multi-tongued population of the Mission District, men's clothing stores and specialty shops, and women's as well, stocking merchandise to suit the smart set or the working person.

Famed Tamale Grotto

You can buy a Mexican dinner at Johnson's Tamale Grotto, or get the makings to take home.

The place is run by Robert Johnson, son of the founder, Edward Johnson, a New Yorker of English extraction, and Mrs. Johnson, who was born in Acapulco, Mexico.

The elder Johnson founded the business in Sacramento in 1906 and moved it to its present location at 2391 Mission-st in 1912. It has been operated there ever since, with Robert running the business since 1933 when he graduated from UC.

Today, two catering shops are also run by the firm, in the Parkside and Westlake Districts. Most popular of its products are the famous Johnson husk or cup tamales. The firm also supplies enchiladas, chile, Spanish rice and other Mexican dishes to take out.

Other Shops

Another type of eating house beloved by Mission merchants is the Rialto Sandwich Shop at 2557 Mission-st. The small eatery, seating less than 20 persons, is jammed at the lunch hour by proprietors and employes of business houses and offices.

In another field, there is the Shoe Cafeteria at 2829 Mission-st, where shoes of all types and brands are sold at prices representing savings to thrifty shoppers of as much as 50 per cent, according to M. Dorskin, 38, proprietor.

You won't see Mr. Dorskin's merchandise advertised even in his own display windows. California fair trade laws forbid advertising of fair-traded items such as most brand-name shoes are.

The windows of the store are painted over and all displays are visible only inside. There the customer may browse to his heart's content, make his own selections from stock and fit himself.

It's Up to Customer

The store is staffed with alert young clerks, ready to lend help if it is desired.

But the stock is all marked both as to size, grades and prices so that the customer, if he knows his own foot size, needs little if any help with his shopping.

Mr. Dorskin says the firm "scours the country" for cancellation stocks which are picked up at bargain prices. Only top quality merchandise is purchased.

The store attracts patronage from all over San Francisco and even from outside the city as far away as Fresno and Eureka. The trade it draws into the Mission brings business to other merchants as well.

And this brings us to an interesting feature of the business community that is known as the Mission Miracle Mile.

Real Co-operation

Despite the competition among business rivals, there is an esprit de corps in the community which strives to keep in the center the customer dollar even though it goes to a competitor.

The typical Mission merchant will cheerfully tell you where in his shopping center you may find an article which he may not have in stock. Or even if he has it and you are not satisfied with his presentation for some reason, he will direct you to his competitor.

Thus the immediate community prospers. And a prosperous business community means prosperous individual businesses, the Mission merchandisers will tell you.

It's a Clean Street

Contributing to this community welfare is the insistent drive of all interested businessmen for "a clean street and clean business."

Time was when Mission-st sidewalks were crowded with merchandise illegally displayed in the pedestrian right of way. No more. The Mission Miracle Mile today is one of the least impeded shopping areas in the city.

The street itself is well groomed, despite its age and one-time decrepitude. It is not only clean physically, but in other ways.

Says Monty Ash, secretary of the Mission Merchants Association:

"I think you will find the traffic accident record in the Mile remarkably low. You can walk the mile from 15th-st through 26th-st and I doubt you will be panhandled anywhere.

"We have pretty well cleaned up begging in the area, and drunkeness as well. These things used to plague us, but we are carrying on a consistent drive against them."

In general, his view on the traffic record was supported by Traffic Director Jack Eker.

"The Mission-st accident situation has been considerably improved by the ripping out of the old car tracks and the repaving," said Capt. Eker. "Then, too, the area of the Mission Miracle Mile is such a busy and congested shopping area today that traffic moves with greater caution."

Street of Friendliness

So there it is—The Mission Miracle Mile—where you can get your hair curled, receive dancing lessons, medical attention or have your watch fixed, in the span of a block or two.

It's a cheerful, folksy shopping area where pretty girls yell "hello Eddy" to the truck driver making a delivery to a store, and where friendly greetings are exchanged in a score of tongues.

Little wonder San Francisco—and even people from all over Northern California—visit it to shop.

MIRACLE MILE—It's still Mission-st, but between 15th and Army-sts it's becoming known as the Miracle Mile—a name given that portion of the thoroughfare back in 1949. Putting up the first signs giving the street its new designation that year was June English with Joseph Ravinsky lending a hand.

Mission Main Street in District

Mission-st, once a winding, dusty road, today is the main thoroughfare of the district which bears its name.

In place of the low, frame houses which once lined its surbs, it today boasts fine business blocks harboring scores of trading firms serving the city's moderate income groups.

Out Mission-st, carriages of the pleasure-bound once clattered to Russ Gardens and The Willows.

It became the principal arterial for the Mission District street railway system, and, even today, is the main route for transit vehicles reaching into the South of Market area.

Trolley Buses Now

It's rough paving has only in recent years given way to smooth macadam as the old streetcar tracks were torn up and first gas, then more recently, electric buses have taken over.

Busy at all times, Mission-st on weekends is dynamic with trade. Walking along its crowded sidewalks, or moving in and out of its many stores and markets, one hears a score of languages besides English spoken.

A 'New-Look' Now

But the old-world savor of Mission-st is gradually giving way in structural aspects to the inexorable impact of modernity. In fact, save for its several ancient landmarks, the entire Mission District is taking on a "new look."

Dominant in the scene are the approaches of the Bay Bridge, and the growing Bayshore Freeway.

The latter, a wide expanse of concrete and steel, extending from the lower Peninsula to the bridge, speeds vehicular traffic at 50 miles an hour through the heart of the crowded Mission District.

First section of the Freeway inside the city was completed and opened to traffic last year. It extends from the junction of Alemany-blvd and the Freeway to 24th-st.

Thousands of dollars have been spent on the development and improvement of Alemany - blvd, which, while not in the Mission District, provides a broad, lateral arterial linking the Mission with the Southwestern sections of the city.

Good for Shoppers

The route brings the famous Mission Shopping District and the Mission Miracle Mile in convenient reach of shoppers from as far away as the ocean beach sections.

Over it come hundreds daily seeking merchandise not found in some other district shopping centers — articles imported from all parts of the world to accommodate the cosmopolitan population of the Mission.

Currently under construction is the freeway section from 24th to 17th-sts and the substructure of an overpass at Division and Potrero-sts.

Land has been purchased and buildings are being razed along a section from the south end of the presently completed segment to the junction of Third-st and Bayshore to permit widening of existing Bayshore-blvd.

In the planning stage is another great arterial for the Mission District, the Mission Freeway. This will link the Mission with the South of Twin Peaks area with a freeway running along the line of Capp-st between Mission-st and South Van Ness-av, through the Bernal Cut.

CLOSE OUT
of BANKRUPT STOCK

MARIAN'S

Purchased 350 winte dresses from a jobb at a ridiculously lo price. We are passin these great savings o to you. There is a larg assortment of all d sired fabrics.

All dresses have their original price tags which range from 8.95 to 29.95. All dresses NOW 5.99

2 for $10

USE OUR BUDGET PLAN

MARIAN'S
2046 MISSION
Between 16th & 17th
We Give and Redeem Mission Stamps

GABARDINE FLANNELS & SHARKSKINS
MEN'S SUITS
55.00 Values

Newest Colors
Smartly Tailored
All 100% Wool

NOTE THE BIG SAVINGS

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Bring This Ad In And Get An
EASTER HAT FREE
With Each Suit Purchased

We Also Carry the Following
POPULAR BRANDS
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FOR SPRINGY EASTER DAYS
OUTFIT YOUR CHILDREN AT THE JUVENILE SHOPS, LTD.
Here are a few of the many fine values you mustn't miss—

"SCOUT-TEX"
BROTHER-AND-SISTER SET WITH MATCHING DOLLS

Whirly skirt or detachable suspender shorts in soft cotton knit . . . washable . . . coupled with adorable multi-color knit tops. The "Dressed-to-Match" dolls are perfect miniatures. Sizes 1 to 3. Doll and Dress or Suit Set

$4.95

Pandora* Sweaters

"The nicest thing you can say about a sweater!" Gay sweater switchabouts to glamorize young ladies. Comes in DuPont 100% crimp-set nylon—suds lovin' and long livin'. Colors: Aqua, Maize, White, Pink, Blue or Red.

	Sizes 3 to 6	Sizes 7 to 14
Short Sleeve Slip-On	$3.98	$4.95
Coat Style	$4.95	$5.95

GIRLS' RAYON PANTS—Lace and Ribbon trim. Sizes 2 to 12 in White, Pink and Maize. 3 for $1.00

BABY WRAPPING BLANKETS—Cuddily soft cotton in warm shades of Maize, Mint, Pinky, Blue or White 3 for $1.00

BOYS' SLACKS—Faded Blue Denim; Grey or Suntan. Sizes 2 to 6. Regularly $2.75 SPECIAL $2.00

BABY DIAPERS—Fine quality "Birdseye"—full 27x27 size. A real buy! 2 Dozen for $5.00

SWEATERS—All wool Toddlers, some hand embroidered. Sizes 1 to 3, in White, Pink, Blue, Maize. Regularly $1.98 SPECIAL $1.69

Girls' "SHORTIE" COATS

To lead the style parade! Made of wool suede cloth and happily colored in the "ice cream" shades: Raspberry, Lemon, Mint Green and White. Sizes 7 to 14.

$15.95

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You'll love the value and the personalized service

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2484 MISSION STREET
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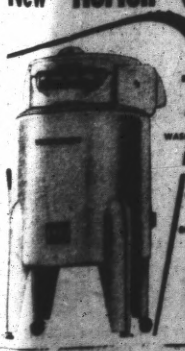
Open Friday Nites 'Til 9
We Give and Redeem Mission Stamps

WAXMAN FURNITURE CO.
25th ANNIVERSARY EXPANSION
FURNITURE Sale

25 YEARS doesn't seem such a long time with us . . . a quarter of a century making friends, watching youngsters grow up, getting married and having us furnish their homes as we did for their parents, has been a source of great satisfaction which has made the past twenty-five years busy and happy ones. Now we are ready for the best 25 years by adding the location next door to our own establishment—3000 square feet of ground floor Furniture Display space.

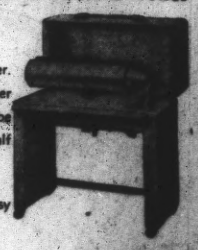
25th ANNIVERSARY SPECIAL No. 1
New "Horton" (491) Washer



GENTLE WRINGER
BIG CAPACITY MEANS FEWER LOADS
ALUMINUM AGITATOR
WASHES CLOTHES REALLY CLEAN—REALLY FAST
NO BOLTS THRU TUB
GENTLE LONG SWEEP AGITATION
NO POWERFUL MOTOR

Reg. Price 179.95 — Anniversary Price 149.95
You Save $30.00

25th ANNIVERSARY SPECIAL No. 2
"Horton" Automatic Console Ironer
FULL SIZE



Big 26" roll, big 6" diameter. Irons 2528 square inches per minute. Your ironing will be completed in less than half the time!

Free rolling feature for easy adjustment of fabrics.

Reg. Price 129.95
ANNIVERSARY PRICE 99.95
You Save $30.00

SPECIAL No. 3
9-PIECE
Living Room Group
Reg. Price $249.95
Anniversary Price 199.95
You Save $50.00
Consists of Sofa, Chesterfield or Sleep Set, Rocker, Occasional Chair and Table, 2 Coffee Tables, 2 End Tables, 1 Floor Lamp, 1 Table Lamp.

SPECIAL No. 4
5-Piece
DINETTE
CHROME SET
Reg. Price $79.95
Anniversary Price 69.95
You Save $10.00

SPECIAL No. 5
Duralux Vacuum
COFFEE MAKER
with Tray, Sugar, Creamer
Diamond Jubilee
No Metal Tools, No Breakage
Easy to Clean
Sells for 12.95
Anniversary Price . . 6.95
You Save $6.00

WAXMAN FURNITURE CO.
2300 Mission-st, bet. 18th and 19th Sts.
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LEASE EXPIRED MUST GET OUT

IN ORDER TO MAKE ROOM TO CONSOLIDATE OUR 2 STORES INTO 1 WE MUST REDUCE OUR STOCK.

MEN'S WHITE HANDKERCHIEFS. Hemstitched Border. Regular 15c. Must Go at..... 7½¢

BOYS' DRESS SOX. Elastic top. Assorted Patterns and Colors. Regular 25c. Must Go at..... 15¢

MEN'S SWISS RIBBED TOPPERS, 36 to 46, KNITTED BRIEFS, S, M, L. Regular 50c. Must Go at... 33¢ Gar.

MEN'S COTTON RIBBED UNDERSHIRTS. Heavy Weight. Regular 1.69. Must Go at..... 99¢ Gar.

CHILDREN'S BLUE DENIM BOBBY-ALLS. Sanforized. Sizes 1 to 8. Regular 1.49. Must Go at..... 1.00 Pr.

MEN'S GABARDINE SLACKS. Pleated Front, Zipper Fly. All Popular Shades, Sizes 29 to 42. Regular 7.95. Must Go at..... 4.99 Pr.

McGREGOR CORDUROY MEN'S SPORT SHIRTS. Assorted Colors. S, M, L. Regular 7.95. Must Go at... 5.95

MEN'S FLANNEL or BROADCLOTH PAJAMAS. Heavyweight Coat or Middy Style. Regular 2.98. Must Go at..... 1.98

MEN'S BROADCLOTH DRESS SHIRTS or SPORT SHIRTS. Assorted Patterns and Colors. Values 2.98 to 3.50. Must Go at.... 1.98

ROUGH RIDER BOYS' CORDUROY PANTS. Sizes 6 to 12. Regular 4.95. Must Go at..... 2.50

MEN'S BLUE CHAMBRAY WORK SHIRTS. Sanforized shrunk. Full Cut. Sizes 14½ to 17. Reg. 1.49..... 99¢

CANNON MUSLIN SHEETS—1st Quality. Over 130 Threads Per Square Inch. Cellophane Wrapped. 81x108... 2.19 Ea.

RAYON MARQUISETTE PANELS. Wat-A-Set Finish, Crinkle Proof, Resists Dirt, Shrinkage Reduced. Lovely Eggshell Color. 42x2¼ or 2½. Regular 1.49. 79¢ Ea.

PASTEL RUFFLED CURTAINS. Pin Point Dots. Aqua, Blue, Green and Peach. 90x2½. Regular 3.49..... 1.98 Pr.

KAHN'S DEPARTMENT STORE
2336 MISSION STREET
Between 19th & 20th Sts.

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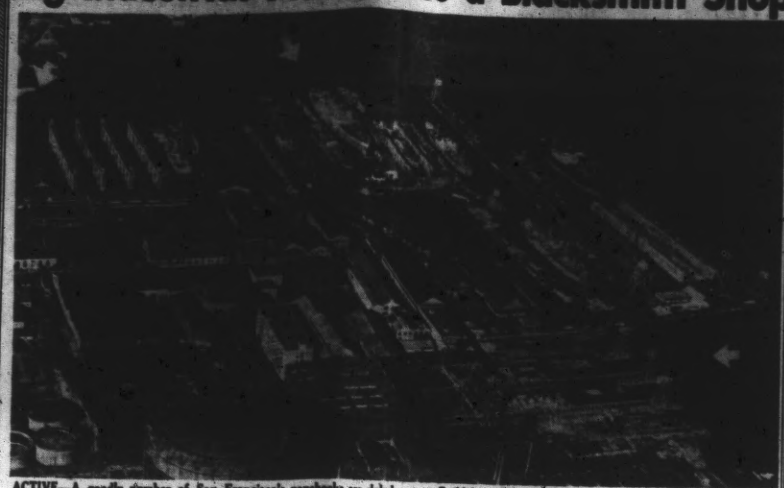
READ THE NEWS FOR COMPLETE COVERAGE

Big Industrial Plant Once a Blacksmith Shop



ACTIVE—A goodly number of San Francisco's paychecks are doled out at Bethlehem Shipyards, which had its birth in the Old Union Iron Works and now is one of the largest yards on the West Coast. This recent photo shows activity at the yards at 20th and Illinois. Arrow at left indicates building ways. Center arrow points to the A. P. L. liner President Cleveland, then undergoing annual inspection. Arrow at right shows additional building ways.

* * *

"Union Iron Works" is a name more familiar to many still living in the Mission District than "Bethlehem Shipbuilding Corp. Ldt.," the present-day title of the vast plant now located at 20th and Illinois-sts.

Mission-st was the birthplace of that manufacturing giant, back in 1849.

It started as a blacksmith shop opened by Peter and James Donahue, an enterprise that became the Donahue Iron and Brass Co. in 1862.

A few years later, the Union Iron Works was formed when H. J. Booth, Irving M. Scott and George W. Prescott joined the firm.

First Locomotive

There, in 1865, the first steam locomotive built on the Pacific Coast was produced, for the old San Francisco-San Jose Railroad.

In the years since then, and particularly the wartime years intervening ,the successor plant has produced astronomical ship tonnages, dredges, locomotives and tons of steel equipment, on a scale vitally important to payrolls of not only the Mission District but all of San Francisco.

Aided Gold Hunts

An order that would seem moderate now seemed monumental when, in the years between 1865 and 1870, the plant contracted to produce 13 railroad locomotives, including two 30-tonners.

It manufactured most of the machinery and dredges used in the gold fields of California and Nevada, and shipped tons of equipment to Alaska during the Yukon gold strike.

The firm's shipbuilding history dates back to the early 1880s when the present site was acquired.

With a speed that amazed Eastern competitors and established San Francisco as a shipbuilding base the Union Iron Works built the Olympic, Admiral Dewey's flagship at Manila, and the Oregon, destined to become famous in the Spanish-American War.

South American countries were among customers for which the yard produced cruisers, gunboats, destroyers and submarines.

* * *

Bethlehem acquired the company in 1906, though it was still known as Union Iron Works until 1917.

Peaks of employment and activity were reached in World Wars I and II, followed by slumps acutely felt on economic levels.

Today, however, employment is on the upswing as the yard, one of the nation's largest, prepares to lay this summer the first keel on a contract with the U. S. Maritime Administration for construction of five 560-foot high-speed Mariner type cargo vessels.

The payroll, already surpassing 2000 men, at the peak of the construction period will reach 3200-3500, plus an additional 1100 workers on ship repair work.

The yard also is building six huge Navy crane barges, and recently put the A. P. L. luxury liner President Cleveland on its 22,000-ton capacity floating drydock for annual inspection and repairs.

Award of the 47-million-dollar contract for the five big freighters was the first project of such size on the Pacific Coast since 1948.

* * *

What Ho! Here's Saloon That Failed

They'll never believe it outside the Mission; but there was once a saloon in that district that went out of business because it couldn't pay the rent.

Authority for this startling information is John R. Davis, "The Shade Man."

Mr. Davis has lived in the Mission District since 1914. He knows a lot of the old timers and they know him. He operates a window shade and venetian blind business at 3248 22nd-st.

"This place used to be a tavern, run by Flanagan and Burke," he explained. "That side door there at the back, was where the women used to come with their pitchers for beer.

"A woman couldn't get any farther into a saloon than that, and it's a pity they ever did.

"I know about Flanagan and Burke because I've had many a good beer over that counter there. When I first came here, I lived in a house over on Capp-st where I got room and board for $25 a month with a bath one night a week thrown in.

"Can you feature getting that today?"

(He didn't say whether he meant the room and board or the bath, or both.)

Couldn't Pay the Rent

"Well, Flanagan and Burke had to go out of business because they couldn't pay the rent. Would you believe it that a saloon in the Mission couldn't make enough to pay the rent?

"But it's true. I know, because when Flanagan and Burke went broke, I took a look at this place and decided it was a good place for me to go into business. I've been here ever since."

Almost as an afterthought, Mr. Davis observed:

"Three old maids owned the place. Two have died. I still rent the place from the other one. You ought to let me take you out to talk to her. She could tell you a lot about the old timers of the Mission."

Mr. Davis even had a pretty good story about how he came to move to San Francisco from his Alton, Ill. home.

Got Idea From Crows

"I used to have to walk four miles each way to and from school when I was a kid," he related. "In the winter, the ground would freeze at night, then thaw, and I would have to struggle along through inch-deep slush.

"It was pretty tough going.

"I used to watch the crows float along so easily in flight and I used to think it would be fine if only I could fly like a crow.

"Then I sometimes would lie on a board in the water and paddle with my arms. That gave me the idea of wings hitched to a board.

"So I rigged up a pair of wings to a board and put some pedals on the board to work the wings. I was going to fly to Frisco. (Nobody ever called it San Francisco back there.)

But It Wouldn't Fly

"But I could never get the darned thing off the ground, so I didn't fly to Frisco after all. But I got here just the same a little later, but not by flying."

He paused for a moment, his eyes looking far into the past. Then he said:

"Why don't you come out some Thursday and go to lunch with me at the Optimists' Club?"

Washington Calling

A weekly review and preview of important news developments and trends from Capitol Hill. It's exclusive every Saturday in The News

Dollar Day Special in the Mission

Dollar Day is an old and honored tradition in the Mission District.

It is sponsored by the Mission Merchants Association, just as it was when it first started, back in 1915.

The area's most recent Dollar Day—and they all fall semi-annually—occurred during the city's transit strike last Feb. 21.

This, however, didn't seem to daunt the city's housewives—they flocked down to the district and, even though the "day" was extended, merchants along the Miracle Mile did a bigger business apart from the extra day than they had done the year before.

One of the indications of the pulling power of the "Dollar Day" was that during the transit strike Monty Ash, the association's executive secretary, got phone calls from all over the city asking if the association was putting on some type of transportation (it wasn't).

T.V. SNACK SETS $1.59
SERVICE FOR FOUR

CERAMIC Cigarette Sets REG. $1.98 $1.00 SET

Colorful Ceramic LAZY SUSANS $4.98

English Boned China Cups & Saucers $1.00 SET

THE NOVELTY JEWEL SHOPS
2609 Mission, off 22nd St.
Open Friday Nites 'Til 9 p. m.

SENGE'S
LADIES' and CHILDREN'S APPAREL
We Give and Redeem Mission Stamps

Echo a color in your costume with the color on your legs!

beautiful new stocking color "ECHO TAUPE"

Berkshire's "Echo Taupe" is the color you'll choose now for sheer glamour with all your beautiful clothes . . . light grays, deeper reds and muted pinks, too! From the Berkshire exclusive collection of "Echo Colors"... the newest illusion of wonderful color for legs!

SHORT LENGTH
MEDIUM
LONG
EXTRA LONG

51 Gauge 15 Denier Sheer $1.35
51 Gauge 30 Denier Service $1.35
Nylace-Kantrun 30 Denier $1.50

House Coats
Ladies' wrap around or zipper styles, new flowered patterns.
3.98-4.98-5.98
New T V Coats at
$6.98 - 7.98

Nylon Slips
Ladies' nylon slips with nylon lace trim on top and bottom, sizes 36 to 40, white or pink.
This week special $3.98

Special Nylon Hose
First quality 60 gauge or 51 gauge 15 denier sheer in latest colors for Easter
This week special $1.00

Jersey Gowns
Ladies' rayon Jersey night gowns with nylon lace trim; sizes 36-40 melon, rose, blue, pink.
This week special $2.98

SENGE'S
LADIES' and CHILDREN'S APPAREL
2232 MISSION STREET
Between 18th and 19th

McBLAIN'S
Since 1920
3041 MISSION

TRULY A MONEY SAVING VALUE AT $17.50

Pen-n-Crib
4-in-1 BABY WONDER
IT'S A HALF SIZE PEN
IT'S A PLAY PEN
IT'S A BABY CRIB
IT'S A BATH TABLE

SEE McBLAIN'S NEW LINE of SPRING COATS & DRESSES

1ST in STYLE QUALITY PRICE

Hardwood HI-CHAIRS From 12.75

McBLAIN'S Has a Complete Line of Confirmation DRESSES From 7.98 to 12.98

COMMUNION DRESSES From 3.98 to 12.98

COMMUNION SUITS Boys' Navy Blue—From..... 10.98

Headquarters for Parochial School Uniforms

SUMMER IS COMING!
We Carry a Complete Line of Travel Accessories

OPEN FRIDAY EVES. • WE DELIVER PHONE MISSION 7-1357

Columbia Park Club Helps Build Citizens

Started in '94, Grows Steadily

Mission Residents Keep Boys Happy

The warm-hearted Mission District has long taken good care of its growing young boys.

Into the Columbia Park Boys Club at 458 Guerrero-st has gone years of planning and concrete accomplishments of the district's business leaders, editors, bakers, bankers and judges.

They have constantly kept before them the goal of larger and more modern quarters for the recreation and education of the lads of the alleys and congested living quarters in the district.

Judge an Early Member

The club was started in 1894 by Major Sydney S. Peixotto, opposite Columbia Square at Seventh and Harrison-sts.

Superior Judge Foley belonged to the club in his youth and later took an active part in the club's administration while he was sitting on the bench of the Juvenile Court.

Leveled in the fire of 1906, the Columbia Park club moved out to its present site in 1908. Generations of growing boys turned to the city's oldest boys club for a well-rounded program of instruction and entertainment.

By 1943, a substantial part of the quarters were sagging and weary from the pounding of countless athletic games, dances, classroom activities of restless and active youngsters. The quarters had to be condemned.

Workers, Merchants Help

The Mission District quickly demonstrated that its heart was centered in the good work of the boys club.

Under the direction of the late Alexander Watchman, president of the Building Trades Council and a director of the club, skilled craftsmen volunteered the work and the local merchants donated materials needed to revamp the old building.

Painters, carpenters, roofers, plumbers and bricklayers worked on their days off including Sundays, all for free. Within a short time the old club house was assured many more years of life.

John D. Costello, attorney, who early this year was re-elected president of the club's board of directors for the 10th consecutive term, is now about to see the realization of a decade's planning when construction will start within a few months on a two-story brick and concrete clubhouse that will cost $400,000 and will give the Mission youngsters the latest word in facilities and equipment.

Lots of Play Room

The new structure will include a gymnasium, swimming pool, outdoor game courts, arts and crafts rooms, wood working shops, three music rooms, a combined auditorium and junior game room, a library and study rooms, a lounge and administrative offices.

An added feature in the new clubhouse will be the roof playground with outdoor barbecue pits and roller skating rink.

With land at a premuim in the area, the directors saw to it that every space possible was used for the strenuous activities of the youngsters.

Willard G. Maltby said that there would be no shut down of the club's activities during the construction of the new quarters which are expected to be completed by April, 1953.

"We will use the flats that we purchased at 3510 17th-st on our adjoining property, the Everett Junior High School gymnasium and the Mission Park to keep our program going," Mr. Maltby said.

Shut-Ins Cheered

The pride of the varied activities offered by the club is the Glee Club with its 110 serious young men who proudly wear the Columbia Park Boys Club white sweaters as they lift their voices to cheer patients in the veterans hospitals and hospitals for the sick, aged and disabled.

"These youngsters between eight and 13 really give out with the music," Mr. Maltby declared.

A music clinic, where public school band instructors give individual instruction to the young club members, is one of the club's cherished institutions, Mr. Maltby pointed out.

Activities of the 1400 members of the club are not confined to the club house or its playgrounds. Last February a group of the boys went up to Badger Pass for the eighth annual snow camp trip.

Recently A. J. Shragge, chairman of the club's camp committee, announced that a new 160-acre site had been purchased in Tuolumne County to care for 650 boys during the summer season. The club for years has conducted an eight-week summer camp program.

Julian P. Hargrove came out from New York to become the club's managing director in 1948.

He's Done Well

The steadily mounting number of home boys who have flocked back to the club indicates that Director Hargrove has turned about every [illegible] motivated and happy. [illegible] have [illegible], dancing, [illegible] and [illegible] and [illegible]

New Home For Columbia Park Boys

NEW HEADQUARTERS—Above is a sketch of the Columbia Park Boys Club new building to be erected at 458 Guerrero-st. Present structure will be torn down, beginning July 1. Work on the new project will be completed next year. Plans were drawn by Abe Appleton, architect of 68 Post-st and member of the club in the nineties.

Father Crowley Playground to Vanish

Fr. Crowley Playground, baseball semipro center for the Mission District for years, will soon give way to progress.

Founded in 1902, the diamonds that gave starts to dozens of young players who later starred on Pacific Coast and big league teams will be broken up for the Bayshore Freeway.

The land has already been taken over by the State although games are still played on the grounds. But when engineers give the word the old clubhouse will be torn down and the site graded for the super highway.

The first funds for construction of a playground at Seventh and Harrison-sts were appropriated by the Board of Supervisors in 1901. The first section of the grounds, originally known as Southside Playground, was dedicated in 1902.

Priest Honored

Expansion to present size came after voters approved a $704,000 playground bond issue in 1904. The name ultimately was changed to Fr. Crowley, in honor of the Catholic priest who headed the San Francisco Recreation Commission for many years before his death in 1928.

Long known as the "melting pot playground," a survey in 1928 showed that "37 nationalities mingle in the spirit of play at Father Crowley."

Historically, Fr. Crowley has been one of the city's basic playgrounds, although the surrounding neighborhood changed from residential to industrial during the years.

Until the start of World War II Father Crowley was regarded by semi-pros as the best diamond in the city.

A minimum has been done to keep it in repair in the past five years, principally because of plans for the Bayshore Freeway.

Best Weather Zone

But weekend ballplayers still point out that Fr. Crowley is located in the best weather area of the city.

They cite that many games are played under chilling fog in Golden Gate Park and Funston in the Marina District while players at Fr. Crowley perform under sunny skies.

Abandonment of the site poses a difficult problem for recreation officials.

Many children still live in the area and once the playground is removed they will have no recreational facilities within easy distance. Columbia Square is across the street from Father Crowley but has no equipment and is shabby.

Definite closing date will not be announced for some time. But the fate of the playground is sealed.

For daily news flashes direct from The San Francisco News, tune in KJBS, 1100 on your dial. For complete news coverage every day, read The News.

BUSY LITTLE FELLOW — A wooden peg and something to pound with is all this youngster needs to amuse him at the Mission Community Center. But for others, the center offers arts and crafts programs, athletics, drama and other activities.

S. F. Boys' Club Has Record of Service, Growth

The roots of the San Francisco Boys Club are struck deep in the Mission District.

Since its founding in 1891, the club has provided recreation, guidance and fellowship to thousands of San Francisco boys who have grown up to be leaders and good citizens of the city.

The club has nearly 3000 members today and three branches serving boys between 6 and 18 from all parts of the city. But the grand-daddy branch and headquarters of club is the Mission branch at 21st and Alabama-sts.

Organized in 1891

San Francisco was still a rough-and-ready city with little organized recreation for its youth when a group of civic-minded men and women under the leadership of Dr. Philip King Brown organized the San Francisco Boys Club in October, 1891.

Like a growing boy, the club was constantly outgrowing its quarters and moving from one center to another. Its first home was at 925 Harrison-st, then it moved to 25 Oak Grove-av. In 1904 its first real building was acquired, an old home at Oak Grove-av and Bryant-st with large grounds and gardens.

If the club leaders thought these quarters would take care of the membership indefinitely, they underestimated the popularity of the club.

To New Headquarters

Early in 1907 the Boys' Club pulled up stakes and moved to new headquarters at 720 Treat-av, and the following year moved again to 2520 Folsom-st, where it shared quarters with the San Francisco Settlement Association.

A crucial year in the club's history was 1922, when the San Francisco Rotary Club became interested in the organization and its work. The club was re-organized and a program begun to provide the club with a suitable permanent home.

Fund-raising campaigns, parties, dances and legacies finally provided for the purchase of a 100-by-100 lot at 21st and Alabama-sts and the construction of the Mission clubhouse, opened in 1928.

But the Boys' Club still didn't stop growing. A branch in the Haight-Ashbury District was established for boys in the Richmond and Sunset Districts, and later, one at 2974 San Bruno-av to serve the Portola District.

In mid-June the Haight-Ashbury Branch will open its brand new $400,000 clubhouse on Page-st near Stanyan-st.

Early in the club's history, summer camping was an important activity. At first, the club set up camp at various places in the state.

Finally, 2000 acres of redwood forest in Mendocino County, between Willits and Fort Bragg, were purchased and Camp Marwedel was established.

Today, the camp is a model of its kind. Boys live in chalets, tepees, cabins and covered wagons.

There are other large buildings, including a dining room and kitchen, administration building, infirmary, canteen and museum.

Outings for 1200 Boys

Camp Marwedel will open June 19 this year and hold four two-week sessions for 300 boys in each session. It is open to member and non-member boys alike.

The Boys' Club is still sponsored by the Rotary Club and is one of the Community Chest activities.

Presiding over the scores of club activities since 1947 has been Director Harold Meyer, a native San Franciscan and himself a member of the club in his youth.

Under his direction, the three branches of the club offer practically every recreational activity a boy could ask for. The athletic program includes boxing, wrestling, baseball, gymnastics, and tumbling. There is a hobby and educational program, music and drama activities, an employment and guidance center and a whole round of social activities.

All this for $1.50 per year to member boys.

The club will be observing National Boys' Club Week this week, with an open house and a warm invitation for adults to visit the Mission and Portola branches daily except Sunday from 8 a. m. to 5:30 p. m. (The Haight-Ashbury Branch is temporarily closed until its new quarters are finished.)

A number of special events are planned during the week. Among them are a concert by the club's 45-piece band at 7:30 p. m. tomorrow at the Mission Branch. And Friday night at the Mission Branch, the Northern California Boys' Club boxing finals will be held, with 15 bouts from 65 to 165 pounds.

It is typical of the Mission District that an institution born there should spread its services and its influence to the rest of the city—just as the boys who were members in their youth have grown to be leaders of the whole city.

GIANT EASTER BASKETS
WITH CANDY & CHOCOLATE
Regular $1.50 Value 98c

We Give and Redeem Mission Stamps

SHADOW WAVE Complete Set Reg. 2.00 ..... $1.59
ZEE FACIAL TISSUES 400 Sheets Reg. 35c 23c
GILLETTE BLUE BLADES Pkg. of 20 Reg. $1.00 ..... 69c

• Stop Paying Fancy Prescription Prices Try Us First.
• Owned and Operated by a Pharmacist.

Liquor Dept. Special
Klean Kentucky, pt. $2.48
Straight Whiskey, 5th $3.93

CAMERA OFFER
Camera and Flash Unit—Both..... $3.98

KLEAN DRUGS
2300 MISSION PHONE VA. 4-4190
WE FILL PRESCRIPTIONS OPEN EVES. 'TIL 9:30

STAMP ANNIVERSARY SALE
3 DAYS—APR. 3-4-5

HOUSEHOLD HINTS
Hoover Sweeper Factory Rebuilt 19.95
Hoover Dustette Factory Rebuilt-Automatic 21.95
Camfield Toaster Pop-Up Dandy! 14.95
Silex Coffee Maker 4-8 Cups 2.95
Ironing Board 48-Inch 3.98

MISSION MAID GARBAGE CAN
EXTRA HEAVY
Galvanized 38 Gallon $5.95

—Spring Cleaning Buys—
5-Ty Broom Sweeps Clean! 98c
Deck Mop Reg. $1 Value 89c
Comb. Handle For Mop or Brush 49c
Scrub Brush Heavy Duty 19c
Genuine Chamois Large Size $1.25

TOP VALUE
Solid Brass—Heavy Chrome Plate, 6-10". Adjustable.
Swing Spout Kitchen Faucet $7.50

WE GIVE AND REDEEM MISSION STAMPS

DAVIS HARDWARE
2172 Mission Near 18th UN. 1-5356

OPEN EVERY EVENING 'TIL EASTER

SPRING OPENING SALE

MEN'S HATS
GENUINE FUR FELT
For the man that wants to be well dressed. A hat that will look new for a long time. Eight new spring shades. Compares very favorably with any 7.50 hat in the market 3.77

MEN'S BROADCLOTH PAJAMAS
New spring shades, coat & middy style. Reg. 2.98 .... 2.24

BOYS' SEERSUCKER PAJAMAS
Beautiful colors, overall patterns; no buttons to sew; no ironing needed. overall patterns; 2.14

MEN'S SPORT SHIRTS
With satin yoke lining. Hollywood made of heavy rayon luana in six new pastel shades. Why pay elsewhere $4 or $5? 2.88

BOYS' SEERSUCKER SHIRTS
Heavy cotton crepe fast color prints ... three new patterns in very attractive new spring colors. A regular $1.98 value! 1.27

MEN'S TACKLE TWILL JACKETS
Heavy 9-ounce water repellant, 4 newest shades, zipper front; the practical, good-looking all-weather jacket. Very special 5.88

MEN'S SLACKS
New arrivals for Easter! Sharkskins, Fieldclub and heavy gabardines. These are luxurious Hollywood model slacks with continuous waist, saddle stitching, cut-off pockets, pleats and zippers, of course. The fabrics are spot-resistant, wrinkleproof, and look and wear as nice as any slacks you ever owned. Values up to 12.95 ..... 6.77

LT. BLUE DENIMS
—in the most wanted styles. Continuous waist, pleats and zippers, straight or pegged bottoms; also greys and khakis same styles. Sizes 27 to 34. The only difference between these and the ones you'd pay elsewhere up to $5 is the price 3.49

BOYS' LT. BLUE DENIMS
—with pleats, zippers and cuffs; sizes 6 to 16; also 9-ounce black jeans, sizes 26 to 36; reg. $3.98 ..... 2.88

USE OUR LAYAWAY PLAN FOR EASTER

THE STORE OF HEART LIGHTSTONES
24TH & MISSION
FOR MEN 10 TO 300 LBS.
"We Give and Redeem Mission Stamps"

OPEN A BUDGET ACCOUNT
No Down Payment
—OR—
USE OUR LAY-A-WAY PLAN

THE IDEAL
2370 MISSION ST., Bet. 19th & 20th VA. 6-6020

WE GIVE MISSION STAMPS WE REDEEM

EVERY-THING FIRST QUALITY

DOUBLE WIDTH CRISS CROSS
Ruffled Curtains
2½ yards washable rayon marquisette, 196 inches wide to the pair. Reg. 10.98 pair. 6.98 Pr.

Single Width RUFFLED CURTAINS
To match above but 96 inches wide to the pair. A 5.98 value. 3.29 Pr.

NORTH AMERICAN LACE PANELS
2 attractive patterns—2½ yards long, 52 inches wide. Regularly 1.98. Special at ..... 1.69 Ea.

BROMLEY LACE PANELS
60 inch wide face panels, 2½ yards long. Floral pattern. A 2.69 value. Special for Easter ..... 1.93 Ea.

Nylon Panels
"Harlowe" nylon—2½ or 2½ yds. long—44 in. wide. Reg. 3.29 value. 2.59 Ea.

Ninon Panels
2½ yards long—42 inches wide ... Side hemmed ... A 2.49 value. 1.98 Ea.

NYLON BLOUSES
Long and short sleeve styles. White and pastels. The long sleeves come 32 to 38 —the short sleeves 32 to 46. 2.98

NYLON TRICOT SLIPS
Nylon lace and net top. 5 inch nylon lace and net ruffled bottom. Sizes 32 to 40. Pink, blue and white. Regular 5.98. 3.98

NYLONIZED PANTIES
Rayon tricot, fit and embroidery trim. Sizes 5-6-7 in blue, pink, white, maize or black. 98c each. 2 for 1.00

DUSTERS & HOUSECOATS
Seersucker housecoats, in zipper or wraparound style ... metallic cotton pattern dusters—sizes 12 to 20. 3.98

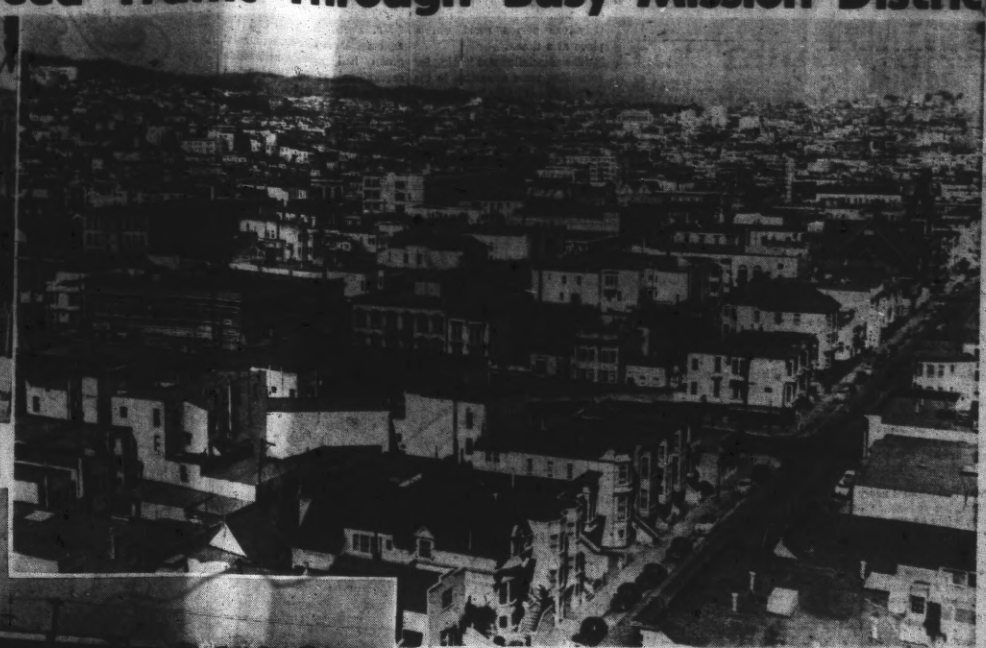
COTTAGE SETS
Crossbar organdy—1¼ yd. ruffled top, 1 yd. tailored bottom. Red, gold, blue & green trim. Reg. 2.49. 1.98 Set

PERCALE SHEETS
"Red Label" Muslin Sheets. Bleached or Unbleached. Hemmed ready for use. 2.29 Ea.

"Get a Good Deal at the Ideal"

Streets Improved to Speed Traffic Through Busy Mission District

...ARS' NO LONGER—When the civic project pictured here is completed, the two blocks of ...t between 22nd and 24th-sts will conform in appearance with the center-strip attractiveness ...ining blocks. Tourists visiting Mission Dolores have been charmed to find the street on which ...ated offering this pavement-dividing pattern of green grass and massive trees in a city not noted ...e particular assets.



HEART OF MISSION—Here's a general view of the heart of the Mission District, photographed from atop the telephone company's new building at 29th and Bartlett-sts. Bartlett-st is in the foreground, Mission-st a block to the left. At upper left can be seen St. Joseph's Hospital on Buena Vista hill, and in center is Samuel Gompers School, topped by a radio tower.

SAFETY FIRST—A concrete dividing strip has been added to Guerrero-st, one of the Mission District's principal thoroughfares, as a safety measure.

Butcher Became A Cattle King

Hard Work, Ambition Made Miller Wealthy

The Mission District played a key role in developing the fabulous empire of Henry Miller, the man who was to become the cattle king of California.

Miller, a 22-year-old German immigrant, came to San Francisco in 1850, got a job as dishwasher and soon was employed at his trade of butcher.

In 1851 he opened his own butcher shop on Jackson between Dupont (now Grant-av) and Kearny-sts and quickly gained a reputation for selling good meat—his "secret" was to rise very early in the morning and get the pick of cattle in the stockyards.

But his greatest feat was to slaughter and dress 16 steers out near The Willows in the Mission for an early pioneer of the district. It was a real feat because he did the whole job early in the morning, then went to work at his own shop. It gave him a good chunk of money and a fine reputation.

His business prospered, his position became more stable, and when, in 1857, he went into the San Joaquin Valley, saw the makings of a great cattle empire there and came back to the Bank of California's cashier, William C. Ralston, for a loan, he had no trouble.

This was the start of a cattle and land empire which stretched from Eastern Oregon to the Kern River.

NNOUNCEMENT . . .

...ave enlarged our shop and have added a full line of
FASHIONABLE BLOUSES AND SKIRTS
Fine Spring Collection of Gloves—All Shades

EASTER BONNET BUYS
Smart - Tasteful
Economical
4.98 & Up

Complete Selection in NOVELTY HOSIERY
SPECIAL: 60 gauge, 15 denier . . . . 1.00 pair

SUNNY MILLINERY
2374 MISSION
VA. 4-8370
Open Friday Nites 'til 9 P. M.
We Give and Redeem Mission Stamps

GABARDINE SLACKS
Hollywood model. Saddle stitched. Continuous waistband. Wrinkle resistant. All the new Spring shades. 8.95 value.
3.95

T-SHIRTS
Navy type
Full cut
S-M-L
REG. 59c 38c

Glass Casting Rod
5' tip. Detachable butt. Full of action yet can't be broken under normal fishing conditions.
$6 VALUE
3.95

WINDBREAKER JACKET
Water-repellent. Full zipper. A fine utility jacket. Tan and gray. Med. and large. $4.98 Value.
2.98

KNIT BRIEFS
Fully reinforced throughout. Cellophane packages.
S-M-L. Reg. 59c. 38c

Land Bros.
2601 MISSION
(At 22nd)
We Give and Redeem Mission Stamps
Open Fri. 'til 9 P.M.

SALLY'S CHILDREN'S SHOP
SUPER VALUES for EASTER

COAT 'N' HAT SETS

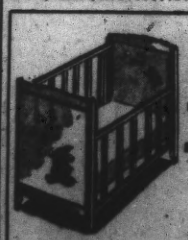
FOR HER
All Wool — Assorted colors 9 to 12 Mos. Reg. $5.98 ..... $4.98

FOR HIM
Washable Rayon Gabardine 9 to 12 Mos. Reg. $4.98 ..... $3.98

Toddler Dresses—1 to 3; Pinafore and Sheers. Reg. $2.98 ..... $1.98

Boys' 2-pc. Slack Suits—Rayon, gabardine; two-tone brown, blue, green; sizes 2 to 4; value $6.98 ..... $4.98

Infant Sweater and Jacket Sets made of lin. $4.98
Infant Baby shirts Dacel sampler reg. $3.98. 2 for
BABY QUILTED CRIB BLANKETS— Reg. $2.69 ..... $2.00



6-YEAR CRIB
DOUBLE DROP-SIDES
3-LEVEL SPRING ADJUSTMENT
FULL PANELS
NURSERY CUTOUTS

PLUS
• 6-Year Mattress
• Innersprings
• Waterproof

BOTH FOR 32.50
Value $45.98

WE SPECIALIZE IN DRESSY EASTER DRESSES
Nylon—Dotted Swiss—Organdy and Ninon
Also Communion Dresses—Ready Made & Made to Order

We Give Mission Stamps
SALLY'S CHILDREN'S SHOP
2458 Mission St.
Between 20th and 21st Sts.

CHICKEN DESSERTS
SEAFOODS MEATS
VEGETABLES BECOME
NEW TASTE EXCITING DISHES
Original
Fryryte
DEEP FRYER

Now in only 2 to 7 minutes you can cook any of hundreds of delightful taste-tempting dishes. The original Fryryte gives you much greater cooking capacity than any other domestic deep fryer yet is more compact and beautifully streamlined. Fully automatic temperature control assures perfect results every time. In a Fryryte, you can cook any food, even onions, in the same cooking compound used for dairy dishes without transfer of tastes.

FRYRYTE IS THE MOST GIFT!

Sale n' Trade — $24.95

TERMS Low as $1 per Week

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WE GIVE AND REDEEM MISSION STAMPS

$8.95

We Give and Redeem Mission Stamps

You always feel right in...

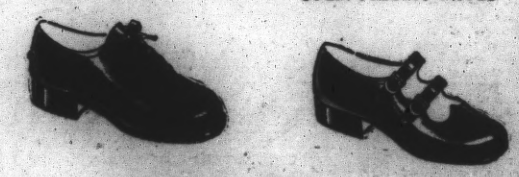
SPALDING SHOES

$8.95

$10.95
All White Buck
$11.95

Byron's
2526 Mission St., S. F.
Open Friday Nites

OPEN FRIDAY NITES



Buster Brown.
Easter Parade

The Buster Brown Shoes you choose at Byron's Easter Parade will be the finest shoes your money can buy; almost 48 years of shoe-making skill go into Buster Browns.

Byron's
2526 MISSION ST., S. F.
120 3rd Ave., San Mateo

'Fire Stopped Three Blocks Away'

Mission Aided Quake Victims

Pioneer Merchant Recalls Big Disaster

It was Saturday morning, April 21, 1906, and the great fire had about burned itself out.

Siegmund Hertzmann, then a 40-year-old merchant, trudged uncertainly along—the horse cars were not to resume service for days or weeks—not knowing what he'd find when he reached his dry goods store on Mission at 22nd-st.

He found his store intact; the fire had been stopped three blocks away. Outside the store a sailor was waiting.

"He told me Jim Rolph wanted to see me downtown, to help in the job of aiding people burned out."

SIEGMUND HERTZMANN
Director of original Mission Merchants Coupon Co.

"We Became Friends"

The merchant paused long enough to open his store and give an exhausted fire chief a change of clothing, then trudged downtown again.

"Jim Rolph—I'd never met him before, but we became fast friends even before he was elected mayor in 1911 — told me the volunteers needed merchandise like mine for the refugees.

"He told me to get my store in order, and the next day he came in with other workers and bought $35,000 worth of blankets, comforters, underwear and stockings for men, women and children.

Such memories will remain ever-fresh in the mind of Mr. Hertzmann, who at 88 is still an active participant in affairs of the Mission Street Merchants Association, which he helped organize in 1907.

Retired, But Works

He's one of a handful of men who can remember that gathering of aggressive merchants who elected Superior Judge Sylvain D. Lazarus—then a Mission-st haberdasher—the first president of their new organization.

Mr. Hertzmann "retired" Dec. 31, 1931 ("My lease ran out"), but couldn't stand the inactivity. He's been employed ever since in the electrical contracting and lighting supply firm of two old friends, Maurice H. Seid and Edward F. Dowd, at 2118 Mission-st.

He's the oldest charter member of the association on the street, and still one of its most ardent boosters. The organization, in turn, rates him one of its best loved associates.

Came From Germany

Mr. Hertzmann has been in the Mission District since 1881, when—an immigrant from Germany—he went to work clerking in the dry goods store of A. Moutz & Co. at 22nd and Mission.

"I remember the rent was $50 a month," he chuckled.

"Moutz had a chance in 1894 to buy the property on 22nd, from Mission to Bartlett; for $28,000. I guess it's worth about a million today."

He turned with a grin to another charter member of the association, Louis W. Scheppler, 74, of the William Scheppler & Sons jewelry store at 2492 Mission-st, and said:

"I guess you wouldn't know that in those days there was a hay barn where you're located now. The barn was moved across the street here, and though you'd never recognize it, it's there today."

Rich Memories

Woodward's Gardens, South Park, replacement of Mission-sts cobblestones with paving—and its horse cars with newfangled trolleys—the trek of merchants out of the downtown area after 1906 . . . these are among Mr. Hertzmann's richest memories.

Even richer, in his estimation, are the memories of association, friendship and co-operation born of that 1907 gathering when he joined fellow merchants in their determination to organize for the mutual development of their district.

He's proud of his identification with the non-profit Mission Merchants' Coupon Co.—an association dating back to the beginning, in 1911.

"You see," he explained smilingly, "we'd given away a couple of pianos. But that was no good. Only one person could win a piano at a time.

"The association was looking for something more attractive to the customers of all its member stores, and I offered my coupons as an idea. They were called 'Mission Gold Bond Stamps' then, and had a picture of old Mission Dolores on them.

"That was the beginning of the coupons folks redeem now in our Mission-st stores."

Mr. Hertzmann remarked the aggressiveness of the merchants' group had gained nationwide recognition, as he found when visiting the East on buying expeditions.

"We were famous in the merchandising world then, and we're famous now," he declared. Then he earnestly added:

"And I think the association has earned its fame."

Jimmy Rolph Was 'By, for The Mission'

James Rolph Jr., famed as five-time mayor of San Francisco and infamous for his one term as governor of California, was "by, of and for the Mission," as a series in The News put it 19 years ago.

He was born at 288 San Jose-av, the Rolph family home, and from that home first stepped into city-wide prominence as the chief organizer of the Mission Relief Association which tendered so much aid to the city's homeless after the 1906 fire and earthquake.

He had already become a partner in a shipping concern and founded a bank in the Mission District, but this was his first enterprise of a public nature.

For Improvements

From it stemmed the Mission Improvement Association and through this association "Sunny Jim," as he came to be known for his ready handshake and quick smile, fought for new street paving, an adequate water supply, sewer extensions and improvements in China Basin and Islais Creek.

Sometimes he used his own money to buy improvement bonds which conservative bond and banking institutions considerd dubious.

In 1909 he organized the highly successful Portola Festival, became president of the Merchants, Exchange and grew increasingly active in the Chamber of Commerce and the Shipowners' Association.

Reformers and businessmen alike joined the next year to ask him to run for mayor and in 1912 he outpolled aPtrick H. McCarthy by 16,000 votes.

It Became a Habit

From then on it became a habit with "Sunny Jim." He won five straight mayoralty races and in his first two terms put over such projects at the vastly successful Panama-Pacific Exposition, the Civic Center (specifically the Civic Auditorium and City Hall), the Hetch Hetchy water plan, the Twin Peaks and Stockton-st. Tunnels and the expansion of the Municipal Railway.

The Mission's pride became internationally known for his warm personality and he became a sort of Grover Whalen and Jimmy Walker all rolled into one.

His wife, Anne Reid, was a Mission girl, too, and their formal wedding in 1900 at a church at 23rd and Capp-sts was the social event of the year in the Mission.

One of the highest points in his career was in the summer of 1920 when he acted as "host" to the Democratic convention. H. L. Mencken, recalling that sole national convention on the Pacific Coast, told of the mayor's fabulous hospitality at a time when the prohibition law had just taken effect:

Adjourned Over Weekend

"Sunny Jim," recalled the Sage of Baltimore, furnished such good bourbon that the delegates, who could have finished their work on a Friday, adjourned over the weekend and didn't wind up the convention until the following Tuesday.

In his later years Rolph took into heavy financial difficulties and his popularity waned somewhat, but he was still popular enough to be elected to the state senate in 1938. He died, while serving his district in the Senate, and this may have contributed to the illness which killed him June 5, 1934, at the age of 58.

OUR Spring STOREWIDE SALE

SPORT SHIRTS

Plaids, plains and patterns in the colors most favored this year! Cottons, sharkskins, gabardine and many others. S, M, L, XL. Values to $5.95.

$3.88

SPORT & LEISURE JACKET

The action-cut jacket every man wants—gabardines — fully lined, zipper front, assorted colors, two pockets. Values to 12.95. S, M, L, XL.

$9.88

BROBERG'S
THE HUB
2786 MISSION ST., nr. 24th
"We Give and Redeem Mission Stamps"

KIRBY'S Campus Chums ...AT A SWEETHEART OF A PRICE!

Sizes 4 to 10

NEW RUSSET GLOVE-ROSE-WHITE TRIM

$3.98

THE "NEW" BOW-WHITE TRIM

COMPLETE SELECTION OF SPORTS AT THIS LOW PRICE! SADDLES MOCS SPORT LOAFERS

We Give and Redeem Mission Stamps

KIRBY'S Mission Store
2516-18 Mission St., nr. 21st

KIRBY'S SHOES

40TH Anniversary Event

Like money in the bank

MISSION STAMPS

ASK FOR THEM
—SAVE THEM
—SPEND THEM

HERE ARE YOUR MISSION "MIRACLE MILE" PROGRESSIVE MERCHANTS WHO GLADLY GIVE STAMPS ON YOUR CASH PURCHASES AND REDEEM YOUR FULL BOOKS

Albrite Paint Store	2348 Mission
Dr. R. C. Atkinson (Opt.)	2469 Mission
Art Hall's Bootery	2440 Mission
Aubert's Diamond Palace	Mission at 19th
Bee-Hive Millinery	2294 Mission
Berkie's Pet Shop	2282 Mission
Bloom's Men's Wear	2464 Mission
Bohr's Men's Wear	2054 Mission
M. Bovèrman Men's Wear	2706 Mission
Chas. Boyle & Son Paints	2250 Mission
Byron's Fine Footwear	2526 Mission
Calif. Shoe Repair	2467 Mission
Celia Millinery	2130 Mission
Christophe's Radio & Music	2388 Mission
Crosby's Shoes	2086 Mission
Crown Gift Shop	2551 Mission
Davis Bootery	2704 Mission
Davis Hardware	2172 Mission
Dehs Department Store	2062 Mission
Diller Merc. Co.	2074 Mission
Dotty Dunn Hat Shop	2744 Mission
Jack Dougal, Jeweler	2460 Mission
Dowd-Seid Electric Co.	2118 Mission
France Hardware Store	2080 Mission
Gallenkamps Shoes	Three Mission Stores
Gensler-Lee Jewelry	2644 Mission
Globe Shop Ladies' Apparel	2490 Mission
Halliday's Stationery	2757 Mission
Hellenic-American Stationery	2879 Mission
Holl Shoe Co.	3020 Mission
Hour Glass Shop, Corsets	2450 Mission
Howard Jewelers	2790 Mission
Hub Clothing Men's Wear	2786 Mission
The Ideal Ladies' Apparel	2370 Mission
Jones Resilient Floors	2853 Mission
Joseph's Men's Wear	2376 Mission
Juvenile Shops, Ltd.	2484 Mission
Kahn's Dept. Store	2336 Mission
Karl's Shoe Stores	2338 and 2756 Mission
Kay's Jewelry Co.	2548 Mission
Irene's Smart Apparel	2762 Mission
Kirby's Shoe Store	2516 Mission
Kleen Cut Rate Drugs	2300 Mission
KnitKraft Sportswear	2544 Mission
Land Bros. Surplus Sales	2601 Mission
Sam Lightstone Men's Wear	2798 Mission
Little Baby Shop Infant's Wear	2708 Mission
Lundstrom Men's Hats	2498 Mission
Marian Merchandise Co., Ladies Apparel	2046 Mission
McBlain's Kiddie Shop	3041 Mission
J. F. McGorty Men's Wear	2234 Mission
Mermel's Men's Wear	2356 Mission
Mission Baby Shop	3049 Mission
Mission Gift Shop	2768 Mission
Mission Hardware Co.	2288 Mission
Nannette's Children's Wear	2256 Mission
National Shirt Shops	2540 Mission
New Mission Market, Shoe Repair	2584 Mission
Novelty Jewel Shop	2609 Mission
Olson Jewelry	2471 Mission
Pacific Radio & Television	2260 Mission
People's Gift Store	2424 Mission
The Philadelphia Home Furnishings	2415 Mission
Polka Dot Shop Children's Wear	2386 Mission
Retlaw Camera Shop	2969 Mission
Roffer's Ladies' Wear	2352 Mission
Rothschild Jewelry Co.	2572 Mission
Sally's Children's Shop	2458 Mission
Salter's Pharmacy	2699 Mission
W. L. Saphire (Opt.)	2704 Mission
Save-on-Yardage	2802 Mission
Wm. Scheppler & Sons Jewelers	2492 Mission
Senge's Ladies' & Children's Wear	2232 Mission
Siegel's Men's & Boys' Wear	2366 Mission
State Radio & Music	2796 Mission
Steinberg's Shoe Store	2650 Mission
Sunny Millinery	2374 Mission
Sunset Drug Co.	2481 Mission
Swiss Diamond Palace	2122 Mission
Wal Hing Co. Ladies' Wear	2276 Mission
Wally's Appliances	2345 Mission
Waxman's Furniture Co.	2243 Mission
Weinstock's Housewares	2092 Mission
Wilkins Dept. Store	2801 Mission
Yorkshire Clothing	2401 Mission
Henry Zerbato, Jeweler	2168 Mission

REMEMBER Mission Stamps and SAVE on the "MIRACLE MILE"

S.F. DIST. MISSION. MISSION COALITION
ORGANIZATION

SAN FRANCISCO DISTRICTS

MISSION. MISSION COALITION ORGANIZATION

The following by-laws were adopted at the first annual convention of The Mission Coalition Organization

BY-LAWS OF THE MISSION COALITION ORGANIZATION

ARTICLE I NAME

Section I. This organization shall be known as THE MISSION COALITION ORGANIZATION.

ARTICLE II

This organization is founded for the purpose of uniting organizations within the community, in order to promote the welfare of all residents of the community regardless of race, color, or creed, so that all may have the opportunity to find health, happiness, and security.

ARTICLE III COMMUNITY CONVENTION

Section I. A community convention shall be assembled upon the call of the Delegates' Council. Representation in this community convention shall be as follows. Organizations possessing 10 to 50 members shall be entitled to delegates equal to 20% of their membership and three alternates. Organizations possessing 51 to 200 shall be entitled to 12 delegates and four alternates. Organizations possessing more than 200 shall be entitled to 15 delegates and 5 alternates.

Section 2. Public issue of a call for a convention shall be issued at least six (6) weeks before the date of the convention through notice by registered mail to the heads of all member organizations, and by publication in local newspapers of general publication.

Section 3. All member organizations shall present credentials bearing an official declaration showing their membership, and the number of delegates that they are entitled to at least four (4) weeks before the date of the convention. Credentials must be

approved by the Credentials Committee of 5 members to be appointed by the Delegates' Council.

Section 4. This convention shall be vested with the supreme authority of establishing all policies, programs, finances, etc. of the organization. No actions involving either amendments to the by-laws, election of offecers, or changes in basic policy, shall be made unless approved by the convention. The convention shall be the final authority for appeals and decisions on any matter, as related to the organization.

Section 5. The convention shall meet annually, between October 1 and December 1. Furthermore, the convention can be assembled for an emergency session upon a vote of two-thirds (2/3) of the member organizations.

Section 6. The convention shall be presided over by a convention chairman who shall be elected by the Delegates' Council from a list submitted by the Steering Committee at least four weeks before the convention.

Section 7. An attendance of one more than 50% of the total number of accredited delegates present shall constitute a quorum of the convention.

ARTICLE IV MEMBERSHIP

Section 1. The Mission Coalition Organization being an organization of organizations within the Mission District, membership shall be open to any organization representative of the people or any portion thereof in the area. The area contemplated herein is: on the North beginning at 11th and Market, going Southwest along 11th to the Central and James Lick Freeway, then along the Freeway to 16th; going East on 16th to 3rd St; South on 3rd to Army; West on Army to the James Lick and Southern Freeway; along the Alemany Blvd. to Arnold Av, Nort to Crescent; West on Crescent to San Jose Ave;

North on San Jose to 30th St.; West on 30th St. to Castro, North on Castro to Market; Market St East to 11th St. This shall include organizations participating in the life of the community. By an organization we mean an organized group which has a minimum of ten (10) active members residing within the bounds of this coalition organization. No partisan political organizations will be eligible for membership.

Section 2. It shall be within the jurisdiction of the Delegates' Council of the organization:

a. to determine the eligibility of organizations applying for membership to the organization;

b. to act upon the application of any organization for the purpose of either admitting to membership or denying said organization membership;

c. to set up a membership committee to investigate the eligibility of organizations applying for membership to the organization, and this committee shall present a report to the Delegates' Council. This report is to be used by the Delegates' Council to facilitate the reaching of the decision.

Section 3. Individual membership in the organization is retained by virtue of said individuals being a member of an organization which is in good standing in the coalition organization.

Section 4. Each organization accepted into membership in the coalition shall pay an initiation fee of $5.

ARTICLE V OFFICERS AND ELECTION

Section 1. The officers of the organization shall consist of a President, five (5) Executive Vice-Presidents, a Recording Secretary, a Corresponding Secretary, a Treasurer, and the following Vice-Presidents: (one each): Mexican-American; Central-American; Puerto Rican; Afro-American; Filipino-American; Anglo-American; South

American; American Indian; Pacific Islands; Business; Labor; Clergy; block Clubs; national; senior citizens, and youth.

The five Executive Vice-Presidents shall be the 1st, 2nd, 3rd, 4th and 5th Executive Vice-Presidents. Each will be a separate office with candidates nominated for each office.

Section 2. The officers shall be elected at a community convention to be held between October 1 and December 1 and shall take office immediately after election. They shall hold office from annual election convention to annual election convention unless removed for cause, or resignation, and until their successors are elected and installed. No officer can succeed himself in the same office for a third consecutive term.

Section 3. This shall be the procedure of nomination. The Delegates' Council shall elect a nominating committee of at least 15 members, 10 of whom must be present to select a list of candidates which they shall present at least six (6) weeks prior to the election date. This list, if approved by the Delegates' Council, shall be immediately published among the membership at least (4) weeks prior to election.

Section 4. Any member wishing to sponsor or promote any individual for office who has not been nominated by the Nominating Committee, shall proceed as follows:

a. Obtain a nominating petition from the nominating committee which shall require name, address, member group and signatures of 25 members of member organizations of the coalition provided that there be no more than ten (10) signatures from any one member organization.

b. The signed nominating petition shall be presented to the credentials committee and if certified, will automatically place the individual's mane in nomination.

Section 5. Only members of organizations which have been in good standing for at least four (4) months prior to the date of elections shall be elegible for office in the organization.

Section 6 A majority of votes cast shall be required for election. In the case of three or more candidates running for one office in which none has received a majority of the first ballot, the one receiving the smallest number of votes shall be eliminated and the ballot shall continue until one candidate has received a majority of the votes.

Section 7. The election of officers at the conventinn shall be supervised by the Credentials Committee which will serve as tellers, or appoint persons to act as tellers, in counting the ballots.

Section 8. Voting for officers shall be by secret ballot.

Section 9. Any officer absent from three (3) consecutive regular meetings of the Delegates' Council without an excuse presented to and accepted by the Delegates' Council shall be automatically removed. The successor shall be elected by the Delegates' Council at its next regular meeting.

Section 10. Upon election, the following oath of office shall be administered to all officers: "I _____ solemnly swear(or affirm) to uphold the Constitution of The Mission Coalition Organization, perform all duties as required and to hand over to any successor all records, books, money, or other property belonging to the Mission Coalition Organization. I shall do everything in my power to promote and forward the aims and purposes of the organization." The Convention Chairman shall administer the Oath of Office.

ARTICLE VI DUTIES OF OFFICERS

Section 1. The duties of the President shall be:

a. to preside and preserve order at all meetings;

b. to appoint all committee chairmen subject to the ratification of the Delegates' Council;

c. to be ex-officio member of all committees;

d. to appoint special temporary committees as needed;

e. to be the official spokesman of the coalition.

Section 2. In the event of the absense of the President, the 1st Executive Vice-President shall perform his duties; and so on in the order of the Executive Vice-Presidents.

Section 3. The Executive Vice-Presidents shall assist the President in any way requested or needed.

Section 4 . The Vice-Presidents shall perform such duties as designated by the President, Steering Committee and Delegates' Council. They shall have as their principle duty the responsibility to represent the groups they represent and to assist in the further organization of groups in the community, both by strengthening existing member organizations of the Coalition and by assisting in the development of new organizatinns as they are needed, such as block clubs and tenant associations.

Section 5. The Recording Secretary shall take and maintain accurate minutes of the organization and perform such other duties which are normal to the duties of Recording Secretary.

Section 6. The duties of the Corresponding Secretary shall be to transact whatever business of the organization assigned by the Delegates' Council. He shall conduct all correspondence pertaining to the organization.

Section 7. The Treasurer shall have charge of all financial books, papers, records, and effects. He shall turn over his books, records, and effects for inspection whenever called upon to do so by the Delegates' Council. He shall countersign all checks and financial disbursements made by the organization. The other signature shall

be that of the President, or first Vice-President or Second Vice-Presedent. He shall draw up monthly statements of income and expenditures for presentation to the Delegates' Council. In case of emergency the President can authorize two other signators to sign checks.

Section 8. All funds shall first be deposited in the bank in the name of the organization. This does not preclude the creation and maintenance of a revolving petty cash fund.

Section 9. A finance committee shall be appointed by the Delegates' Council to audit the books on a quarterly basis and report their findings to the organization. They shall arrange for the bondings of the Treasurer and such personnel and officers as shall be designated by the Delegates' Council.

ARTICLE VII DELEGATES' COUNCIL

Section 1. The Delegates' Council shall consist of two (2) representatives of each member group, coalition officers and standing committee chairman. Each organization shall name two alternate delegates.

Section 2. All members of the Delegates' Council shall hold office from annual election convention to annual election convention. They shall be named by their individual organizations. In case of vacancies on the Council, such organization shall be notified and requested to select a successor.

Section 3. Any delegates of the Council absent from three (3) consecutive regular meetings of the Delegates Council without a reasonable excuse presented to and accepted by the Delegates' Council shall be automatically removed. And it shall be the duty of the president of his organization to appoint his successor. The appointment of said successor is subject to immediate approval by the Delegates' Council. If a successor has not been appointed within a three (3) month period beginning with the third consecutive absense,

then said organization shall be suspended.

Section 4. The Delegates' Council meetings shall review the interim decisions of the Steering Committee, implement policies of the Convention and take all action essential to the work and progress of the organization.

Section 5. Only delegates that are present will have the power to vote.

ARTICLE VIII DUTIES OF THE DELEGATES' COUNCIL

Section 1. The Delegates' Council shall administer the affairs of the organization subject to the will of the people as expressed at their last community convention.

Section 2. Any actions of the Delegates' Council may be amended or nullified by the convention.

Section 3. The Delegates' Council shall direct the financial affairs of the organization and propose a budget for the organization.

Section 4. The Delegates' Council shall meet at least once a month throughout the year. The secretary shall notify in writing the individual members of the Council four (4) days before the date of the meeting, reminding them of the meeting. This meeting shall occur on the 3rd Thursday of each month. Whenever necessary or at the request of 2/3 of the member organizations, special meetings of the Council shall be called. Every member of the Council must be notified of the time and place of this special meeting at least forty-eight (48) hours beforehand.

Section 5. An attendance of thirty (30) percent or more of the Council members at a meeting of the organization shall constitute a quorum.

ARTICLE IX WEEKLY STEERING COMMITTEE

Section 1. The Steering Committee shall consist of the elected officers of the organization and the chairman of the Standing Committees and shall meet weekly.

Section 2. The Steering Committee shall be responsible to and be an arm of the Delegates' Council. It shall approve and coordinate standing committee activities. They shall insure the day to day running of the organization in accordance with the wishes of the Delegates Council.

Section 3. The Steering Committee shall prepare the agenda and arrangements for the Delegates' Council.

Section 4. The Steering Committee shall appoint a temporary chairman who shall convene the Annual Convention. He shall present the Convention officers to the Convention.

ARTICLE X STANDING COMMITTEES

Section 1. Standing Committees shall be established by the Delegates' Council.

Section 2. Standing Committees shall be; Housing, Education, Employment, Recreation, Health & Welfare, Planning, Finance, Economic Development.

Section 3. All individuals who are members of organizations participating in the coalition are eligeble for membership on committees.

Section 4. All Standing Committees shall submit written reports monthly to the Delegates' Council and shall report as requested by the Steering Committee.

ARTICLE XI CONVENTION

Section 1. The convention committees shall be:

a. Constitution and By-Laws Committee

b. Policy and Resolutions Committee

c. Nominating Committee

d. Credentials Committee

e. Arrangements Committee

Section 2. The Convention Committees shall be chosen by the Delegate

Council at least 90 days before the date of the Annual Convention.

ARTICLE XII SUSPENSION

Section 1. Suspension for cause of an elected officer, delegate or member group shall proceed as follows:

a. Initial action shall require a signed petition stating the charges. Such a petition shall be signed by fifty-one percent (51%) of the member organizations.

b. The Delegates' Council shall appoint a committee to conduct the hearing and the individual or member organization charged may be represented by counsel.

c. The Committee's recommendation for action shall be made to the Delegates' Council.

d. The final ruling shall be made by three-fourths (3/4) vote of the member organizations.

ARTICLE XIII AMENDMENTS

Section 1. Amendments to these by-laws shall be proposed in written form to the Delegates' Council at least six (6) weeks before a community convention and shall require an affirmative vote of two-thirds (2/3) of the delegates in attendance at the convention.

ARTICLE XIV APPLICATION OF ROBERTS RULES OF ORDER

Section 1. Robert's manual shall be the authority to decide all questions of order not provided for by these By-Laws.

AMENDMENTS:

Article 5, Section 2; amended by addition as follows;

All MCO officers and Steering Committee members must reside within the Mission District as described in Art. 4, Section 1.

Reporte de THE MISSION COALITION ORGANIZATION DELEGATES COUNCIL

Para: La Convención Anual.

ESTATUTOS PROPUESTOS PARA UNA COALICION DEL DISTRITO DE MISSION

ARTICULO I NOMBRE

Sección 1.- Esta organización será conocida bajo el nombre de THE MISSION COALITION ORGANIZACION.

ARTICULO II

Esta organización ha sido fundada con el propósito de unificar las organizaciones dentro de la comunidad, a fin de fomentar el bienestar social de todos los residentes de la comunidad sin diferencias raciales, de color, o religión, para que todos tengan la oportunidad de encontrar salud, felicidad y seguridad.

ARTICULO III CONVENCION DE LA COMUNIDAD

Sección 1.- Una convención de la comunidad deberá ser convocada con el llamado del Concilio de Delegados. La representación en esta convención de la comunidad deberá ser como sigue. Las organizaciones que tienen de 10 a 50 miembros deberán tener derechos a delegados igual al 20% de sus miembros y tres (3) suplentes. Las que tienen de 51 a 200 miembros deberán tener derecho a 12 delegados y 4 suplentes. Las organizaciones que tienen más de 200 tendrán derecho a 15 delegados y 5 suplentes.

Sección 2.- Las publicaciones para la reunión de la convención deberán hacerse por lo menos seis (6) semanas antes de la fecha de la convención por conducto de cartas certificadas dirigidas a los miembros principales de todas las organizaciones y por publicaciones hechas en los periódicos locales.

Sección 3.- Todos los miembros de las organizaciones deberan presentar sus credenciales con una declaración oficial indicando que son socios, y el número de delegados a que tienen derecho, por lo menos cuatro (4) semanas antes de la convención. Las credenciales deberán ser aprobadas por el Comité de Credenciales compuesto de cinco (5) miembros que serán nombrados por el Concilio de Delegados.

Sección 4.- Esta convención estará respaldada con la autoridad suprema de establecer todas las acciones, programas, finanzas, etc. de la organización. Ninguna acción que implique ya sea reforma de los reglamentos, elección de funcionarios, o cambios básicos de los estatutos, será hecha sin haber sido antes aprobada por la convención. La convención será la autoridad suprema para apelaciones y decisiones en cualquier asunto relacionado con la organización.

Sección 5.- La convención deberá reunirse anualmente, entre Octubre 1 y Diciembre 1. Además, la convención puede ser congregada para sesiones de emergencia con un voto de las dos terceras partes (2/3) de los miembros de las organizaciones.

Sección 6.- La convención deberá ser presidida por un presidente, quién deberá ser electo por el Concilio de Delegados escogido de una lista sometida por el Comité Guiador a mas tardar cuatro (4) semanas antes de la convención.

Seccion 7.- La asistencia de un miembro sobre el 50% del número total de delegados acreditados deberán constituir un quórum de la convención.

ARTICULO IV MEMBRESIA

Sección 1.- La Mission Coalition Organization siendo una agrupación de organizaciones dentro del Distrito de Mission, podrá aceptar como miembros a cualquier organización que represente a la gente o a cualquier grupo dentro del área. El área comprendida es: En el Norte comenzando en la calle 11 y Market, siguiendo hacia el Sureste de la calle 11 y los "freeways" Central y James Lick, entonces continuando el "freeway" hasta llegar a la calle 16; yendo al Este en la calle 16 hasta la calle 3ra; Sur de la calle 3ra. hasta Army; del Oeste de Army hasta los "freeways" James Lick y Southern; siguiendo el boulevard de Alemany hasta la avenida Arnold, Norte de Crescent; al Oeste de Crescent hasta la avenida de San José; del Norte de San José hasta la calle 30; Oeste de la calle 30 hasta Castro; Norte de Castro hasta Market; del Este de la calle Market hasta la calle 11. Esto deberá incluir organizaciones participantes en la actividad de la comu-

nidad. Se entiende por organización un grupo consistente de un mínimo de diez (10) miembros activos residentes dentro de los límites de esta coalición de organizaciones. Organizaciones políticas no serán elegibles como miembros.

Sección 2.- Estará dentro de los limites de la jurisdicción del Concilio de Delegados de la organización, el poder:

a) Determinar la elegibilidad de las agrupaciones que están solicitando ser miembros de ésta organización.

b) Hacer decisiones con el propósito de admitir o de negar como miembros a dichas organizaciones.

c) Formar un comité encargado de investigar la legitimidad de las organizaciones que desean ser admitidas como miembros, y que presentará un reporte al Concilio de Delegados. Este reporte sera utilizado por el Concilio de Delegados para llegar a una decisión final.

Sección 3.- La membresía individual en la organización es conservada en virtud de que dichos individuos sean miembros de una organización y que dicha organización sea considerada de importancia entre las organizaciones de la Coalicíon.

Sección 4.- Cada organización que haya sido aceptada como asociada en la Coalición deberá pagar $5.00 como cuota de inscripción.

ARTICULO V OFICIALES Y ELECCIONES

Sección 1.- Los oficiales de la organización deberán componerse de un Presidente, cinco (5) vice-presidentes ejecutivos, un secretario de archivo, un secretario de correspondencia, un tesorero y los siguientes vice-presidentes: (uno) Mexicano-Americano, Centro-Americano, Puertorriqueño, Afro-Americano, Filipino-Americano, Sur-Americano, Anglo-Americano, Indio-Americano, Islas del Pacífico, Negocios, Obreros, Clero, Clubes, Nacional, Ancianos y Jóvenes.

Los cinco vice-presidentes ejecutivos serán el 1ro, 2do, 3ro, 4to y 5to. vice-presidentes ejecutivos. Cada uno de ellos ocupará un puesto separado siendo los candidatos nominados para cada puesto.

Seccion 2.- Los oficiales serán electos en la convención de la comunidad que

se llevará a cabo entre el 1ro. de Octubre y 1ro. de Diciembre, ellos deberán tomar posesión de sus cargos inmediátamente después de la elección. Ellos deberán desempeñar sus funciones en el puesto para el cual han sido electos en la convención anual, a menos que sean destituídos o renuncien por algún motivo, y también hasta que sus sucesores sean electos y tomen posesión de sus cargos. Ningún oficial podrá ocupar el mismo puesto por un tercer término consecutivo.

Sección 3.- Para hacer las nominaciones se procederá de la siguiente forma: El Concilio de Delegados será electo por un Comité de Nominaciones compuesto por lo menos de 15 miembros; 10 de los cuales deberán estar presentes para seleccionar una lista de candidatos y la cuál presentarán a mas tardar seis (6) semanas antes de la fecha de la elección. Esta lista, si es aprobada por el Concilio de Delegados, será publicada inmediátamente entre los miembros por lo menos cuatro (4) semanas antes de la elección.

Sección 4.- Cualquier miembro que desee patrocinar o proponer a cualquier individuo para un puesto oficial que no haya sido nominado por el Comité deberá proceder como sigue:

a) Obtener una petición nominativa del Comité Nominador el cual requerirá el nombre, dirección, grupo asociado y firmas de 25 miembros de organizaciones asociadas a la Coalición, siempre y cuando no haya más de 10 firmas de una misma organización asociada.

b) La petición Nominativa ya firmada deberá ser presentada al Comité de Credenciales y si ésta es aceptada, se pondrá el nombre del individuo en nominación automáticamente.

Sección 5.- Solamente los miembros de las organizaciones que tienen buen record por lo menos 4 meses antes de la fecha de la elección, serán elegibles para desempeñar cargos en la organización.

Sección 6.- Se requerirá una mayoría de votos para la elección. En el caso de 3 o más candidatos para el mismo puesto, y si es que ninguno de ellos tiene una mayoría de votos, el que tiene la minoría entre ellos deberá ser eliminado y la

votación continuará hasta que un candidato haya recibido mayoría de votos.

Sección 7.- La elección de oficiales en la convención deberá ser supervisada por el Comité de Credenciales quienes actuarán como escrutadores de votos, o designarán a personal que actúe como tales.

Sección 8.- Las votaciones para los oficiales serán efectuadas en balotas secretas.

Sección 9.- Cualquier oficial que se ausente de las sesiones regulares del Concilio de Delegados por tres veces consecutivas, sin tener excusa aprobada por el Concilio de Delegados, sera automáticamente destituído. El sucesor será electo por el Concilio de Delegados en su siguiente reunión regular.

Sección 10.- En la elección, el siguiente juramento se administrará a todos los oficiales: "Yo _____ solemnemente juro (o afirmo) apoyar a la Constitución de la Mission Coalition Organization, desempeñar todos los deberes que sean requeridos y hacer entrega a mi sucesor de todos los documentos, libros, dinero, u otras pertenencias de la Mission Coalition Organization. Haré todo lo que esté a mi alcance para fomentar y llevar por divisa los propósitos de la organización." El Presidente de la Convención deberá administrar el juramento del cargo.

ARTICULO VI. DEBERES DE LOS OFICIALES

Sección 1.- Los deberes del Presidente serán:

a) Presidir y preservar el orden en todas las reuniones;

b) Nombrar todos los Directores de Comités sujeto a la ratificación del Concilio de Delegados;

c) Ser miembro ex-oficio de todos los comités;

d) Nombrar comités especiales con carácter provisional, cuando sea necesario;

e) Ser el portavoz de la Coalición.

Sección 2.- En el caso de ausencia del Presidente, el primer Vice-Presidente Ejecutivo efectuará sus deberes, y así sucesivamente en el orden de los Vice-Presidentes Ejecutivos.

Sección 3.- Los Vice-Presidentes Ejecutivos deberán ayudar al Presidente en

cualquier caso demandado o necesitado.

Sección 4.- Los Vice-Presidentes deberán ejecutar los deberes que se les sean designados por el Presidente, el Comité Guiador y el Concilio de Delegados. Deberán tener como deber principal la responsabilidad de representar sus grupos que ellos representan y asistir en la continúa organización de la comunidad; ya sea apoyando a las organizaciones asociadas ya existentes o asistiendo en el desarrollo de nuevas organizaciones cuando éstas sean necesitadas, tales como clubes y asociaciones de inquilinos.

Sección 5.- El Secretario de Registro deberá tomar y mantener un record de las minutas de la organización y ejecutar aquellos otros deberes que sean parte de su obligación.

Sección 6.- Los deberes del Secretario de Correspondencia serán llevar a cabo cualquier asunto de la Organización asignado por el Concilio de Delegados. Deberá tener a su cargo toda la correspondencia perteneciente a la organización.

Sección 7.- El Tesorero tendrá a cargo todos los libros financiales, papeles, registros y efectos. El deberá presentar sus libros para que sean revisados cuando se lo solicite el Concilio de Delegados. Deberá firmar todos los cheques y gastos adicionales hechos por la organización. La otra firma será la del Presidente, o primer Vice-Presidente o segundo Vice-Presidente. El Tesorero deberá presentar reportes mensuales de los ingresos y gastos al Concilio de Delegados. En caso de emergencia el Presidente puede autorizar a dos otras personas para la firma de los cheques.

Sección 8.- Todos los fondos serán depositados en el Banco a nombre de la organización. Esto no impide que se mantengan fondos en la oficina para cubrir gastos menores.

Sección 9.- El Concilio de Delegados deberá nombrar a un Comité de Finanzas, para revisar los libros trimestralmente y presentar su informe a la organización. Este Comité deberá hacer los arreglos para la fianza del Tesorero y demás personal u oficiales designados por el Concilio de Delegados.

ARTICULO VII CONCILIO DE DELEGADOS

Sección 1.- El Concilio de Delegados deberá consistir de dos (2) representantes de cada agrupación, oficiales de la coalición y Director del Comité Permanente. Cada agrupación deberá nombrar dos (2) suplentes.

Sección 2.- Todos los miembros del Concilio de Delegados deberán ejercer sus funciones desde la fecha de la elección anual de la convención, hasta la fecha de la siguiente elección anual de la convención. Estos miembros deberan ser nombrados por sus propias organizaciones. En caso de que existieren puestos vacantes en el Concilio, dichas organizaciones serán notificadas al respecto, requiriendo que se haga la selección de un sucesor.

Sección 3.- Cualquier delegado del Concilio que esté ausente de tres (3) sesiones regulares consecutivas del Concilio de Delegados sin presentar una disculpa razonable ante el Concilio de Delegados y que la misma no sea aceptada, deberá ser removido automáticamente. Será deber del Presidente de su organización nombrar un sucesor. El nombramiento de dicho sucesor está sujeto a la aprobación inmediata por el Concilio de Delegados. Si durante un período de tres (3) meses no ha sido nombrado un sucesor, contando desde la fecha de la tercera ausencia consecutiva, entonces dicha organización deberá quedar suspendida.

Sección 4.- Las sesiones del Concilio de Delegados deberán revisar las decisiones interinas de el Comité Guiador, llevar a efecto las pólizas y reglamentaciones de la Convención y tomar cualquier o toda accion esencial para el desenvolvimiento y progreso de la organización.

Sección 5.- Solamente los delegados presentes tendrán la prerrogativa de votar.

ARTICULO VIII DEBERES DEL CONCILIO DE DELEGADO

Sección 1.- El Concilio de Delegados deberá administrar los asuntos de la organización sujeto a la voluntad de la pluralidad de personas según sus deseos expresados en la última convención de la comunidad.

Sección 2.- Cualquier acto o acciones del Concilio de Delegados puede ser enmendado o nulificado por la convención.

Sección 3.- El Concilio de Delegados dirigirá los asuntos financieros de la organización y propondrá un presupuesto de gastos para la organización.

Sección 4.- El Concilio de Delegados deberá reunirse por lo menos una vez al mes durante el transcurso de todo el año. El Secretario deberá notificar individualmente por escrito, a todos los miembros del Concilio cuando menos cuatro (4) días antes de la fecha de la reunión, recordandoles dicha sesión. Esta reunión deberá llevarse a cabo el tercer jueves de cada mes. Cuando sea necesario, o a petición de las 2/3 partes del número de organizaciones asociadas a la coalición, juntas especiales del Concilio deberán llamarse a sesión. Todo miembro del Concilio deberá ser informado de la hora y lugar donde ésta junta especial se llevará a cabo, dando aviso a la membresía cuando menos con cuarenta y ocho (48) horas de anticipación.

Sección 5.- La asistencia de un treinta (30) por ciento o más de los miembros del Concilio a una sesión de la organización deberá constituir un quórum.

ARTICULO IX COMITE GUIADOR SEMANARIO

Sección 1.- El Comité Guiador deberá consistir de los oficiales electos de la organización y el Director de los comités permanentes y deberá reunirse semanalmente.

Sección 2.- El Comité Guiador deberá estar bajo la supervisión del Concilio de Delegados y deberá ser dependiente del mismo. Este Comité deberá aprobar y coordinar las actividades del Comité permanente. Estas actividades deberán asegurar el desarrollo diario de la organización de acuerdo con los deseos del Concilio de Delegados.

Sección 3.- El Comité Guiador deberá preparar la agenda y hacer los arreglos para el Concilio de Delegados.

Sección 4.- El Comité Guiador deberá nombrar un Director temporal quien convocará la convención anual. Este oficial deberá presentar los demás oficiales de la convención a la convención propia.

ARTICULO X COMITES PERMANENTES

Sección 1.- El Concilio de Delegados deberá establecer Comités Permanentes.

Sección 2.- Los Comités Permanentes serán: VIVIENDA, EDUCACION, EMPLEO, RECREACION, SALUBRIDAD Y BIENESTAR, PLANEAMIENTO, FINANZAS, DESARROLLO ECONOMICO.

Sección 3.- Todas las personas que sean miembros de la organización que toman participación en la coalición son elegibles a ser incluídos en los comités.

Sección 4.- Todos los Comités Permanentes deberán someter mensualmente informes escritos al Concilio de Delegados y deberán dar la información requerida por el Comité Guiador.

ARTICULO XI CONVENCION

Sección 1.- Los comités de la convención serán:

a) Comité de Constitución y Estatutos

b) Comité de Póliza y Resoluciones

c) Comité Nominador

d) Comité de Credenciales

e) Comité de Arreglos

Sección 2.- Los Comités de la Convención deberán ser seleccionados por el Concilio de Delegados cuando menos noventa (90) días antes de la fecha de la convención anual.

ARTICULO XII SUSPENSIONES

Sección 1.- Para la suspensión de un oficial, delegado o agrupación, por causa justificada, se deberá adoptar el siguiente procedimiento:

a) Para la actuación inicial se requerirá una petición firmada especificando los cargos de acusación. Dicha petición deberá estar firmada por un cincuenta y uno (51%) por ciento de las agrupaciones asociadas.

b) El Concilio de Delegados a fin de que éste conduzca la audiencia y el individuo o agrupación asociada, contraquienes se han hecho cargos, sean representados por un consejero.

c) La recomendación para actuación del caso será hecha por el Comité al

Concilio de Delegados.

d) El fallo final deberá constar del voto de tres cuartas (3/4) partes de las agrupaciones asociadas.

ARTICULO XIII ENMIENDAS

Sección 1.- Pueden hacerse enmiendas a éstos estatutos por medio de una proposición hecha por escrito al Concilio de Delegados cuando menos seis (6) semanas antes de la convención de la Comunidad y se requiere un voto afirmativo de las dos terceras (2/3) partes de los delegados presentes en la convención.

ARTICULO XIV APLICACION DE ORDEN DE REGLAMENTACION ROBERTS

Sección 1.- El tratado de Reglas parlamentarias de "Robert's" serán la autoridad decisiva en todos los asuntos de orden no previstos en éstos estatutos.

Mission Coalition Gets A Voice in City Program

City Aide Hit on Model Cities Plan

People Beat Bureaucrats

Mission Unit Plans Convention

PHOENIX

12,000-member coalition brings political strength to the Mission

uly 19, 1970 ☆☆☆☆ Section A Page 3
S. F. Sunday Examiner & Chronicle

The People May Yet Get Their Street

Tour Helps Image

Little Guy Wins City Street Fight

MCO Impresses Top Reagan Aide

By Joel Tlumak

The Mission Coalition Organization (MCO), beset by a w burst of local criticism and long held in suspicion by Governor's office, will find a good word for some of its k filtering back to Governor Reagan in Sacramento.

Two representatives from the Reagan administration nt on an MCO tour of the Mission yesterday—and one of m, Thomas Duffy, a Model Cities aide to Lieutenant Gov- Reinecke, came away with a favorable impression to

Page 22—S.F. Examiner ☆

Meeting Of Mission Coalition

The Mission Coalition m... yesterday accused a city ... official of "playing game... with this community" o... proposed Model C... program in the Mis...

Ben Martinez, p... the organization... been working ... es project, ... derson, ... develop... offic...

Anderson said the Miss... group was offered a t...

Duffy, for example, was very impressed by a report from the coalition's Housing Committee that it not only was organizing tenants for rent strikes but was aiding landlords who have trouble collecting rent.

Yesterday's tour, originally set for the middle of next week, was moved up specifically at Alioto's request.

Supervisor Dianne Feinstein and Congressman Phil ip Burton sent representatives.

landlords about the MCO's activities in organizing tenants and hounding companies for summer jobs.

One official replied to Alioto's snub and the criticism this way:

"...ational Alliance of ...en came up with ...er youth jobs at ... Bakery plant in ... Mission. We got 30 jobs. ...e got a right to be ...ved?"

...he coalition's successes in ...ing summer jobs for its ... district youths was part ... yesterday's "meet the pol-

ber groups is, on the Anti Draft Committee.

He told The Examiner h... will take back to Sacramento a different impression:

"The coalition is doing ... whole lot of respectabl... things.

"And it's not only th... things they are doing," h... added, "but the people in th... streets, the people we wer... talking to. The governor ha... heard of radical elements i... the coalition, but the peopl... you see aren't that at all."

At each of the six stops o...

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United Neighborhood Organization
Unity Latin and American Laborers
Upper Noe Valley Concerned Citizens
Union de Inquilinos de la Bryant y 22nd
Upper Valley Street Block Club

please turn flap

MISSION COALITION ORGANIZATION

THREE HISTORY-MAKING YEARS

TRES AÑOS DE HACER HISTORIA

MCO--The Mission Coalition Organization -- was born almost three years ago. It began when Mayor Alioto said he would include the Mission in the City's Model Cities program if a broad based group in the Mission indicated an interest in the program. The potential opportunities in the program combined with the fear that it could lead to uncontrolled bulldozing of homes in the Mission led community leaders to get together and organize the MCO.

In October of 1968, the MCO held its first Annual Convention. By-laws were adopted, candidates elected, and a platform for the new organization was approved by delegates representing 60 neighborhood organizations. Now, two years later, the MCO is holding its 3rd Annual Convention. Over 100 member organizations are united in a non-violent, multi-issue, people's organization.

MCO--La Coalición de Organizaciónes de la Misión--nacio hace cerca de tres años. Comenzo cuando el Alcalde Alioto dijo que incluiria la Misión en el programa de las Cuidades Model si un grupo amplio en la Misión daban indicio de interes en el programa. Las oportunidades potenciales en el programa combinada con el temor de que podría convertirse en incontrolable intimidación de las casas en la Misión, motivo a los lideres de la comunidad a juntarse y organizar el MCO.

En Octubre de 1968, el MCO tuvo su primera Convención Anual. Los estatutos fueron adoptados, los candidatos elegidos, y una plataforma para la nueva organizacion fue aprobada por los delegados representando 60 organizaciones del vecindario. Ahora, dos años despues, el MCO celebrara su tercera Convencion Anual. Mas de cien organizaciones miembro están unidas en una forma sin violencia, de multiples temas, a la organizacion del pueblo.

MCO President Ben Martinez reads winning MCO raffle number. Also pictured are Ralph Crane, Virginia Sheldon, Joe Del Carlo (Finance Committee Chairman) & Wendy Spackman.

Presidente de MCO Ben Martinez lee el número del tequete que ganó la rifa, también en la foto están Ralph Crane, Virginia Sheldon, Joe Del Carlo (Director, Comité de Finanza) y Wendy Spackman.

1970 OFFICERS AND COMMITTEE CHAIRMEN OF THE MISSION COALITION ORGANIZATION

PRESIDENT:	Ben Martinez	PRESIDENTE
1st EXECUTIVE VICE PRESIDENT:	Elba Tuttle	1ro VICE PRESIDENTE EJECUTIVO
2nd EXECUTIVE VICE PRESIDENT:	Joe Del Carlo	2do VICE PRESIDENTE EJECUTIVO
3rd EXECUTIVE VICE PRESIDENT:	Vito Saccheri	3ro VICE PRESIDENTE EJECUTIVO
4th EXECUTIVE VICE PRESIDENT:	Abel Gonzalez	4to VICE PRESIDENTE EJECUTIVO
5th EXECUTIVE VICE PRESIDENT:	O. F. Brown	5to VICE PRESIDENTE EJECUTIVO
6th EXECUTIVE VICE PRESIDENT:	Ena Aquirre Spackman	6to VICE PRESIDENTE EJECUTIVO
7th EXECUTIVE VICE PRESIDENT:	Raul Moreno	7mo VICE PRESIDENTE EJECUTIVO
RECORDING SECRETARY:	Virginia Sheldon	SECRETARIO DE ARCHIVO
CORRESPONDING SECRETARY:	Linda Marquez	SECRETARIO DE CORRESPONDENCIA
TREASURER:	Jose B. Miranda	TESORERO
MEXICAN VICE PRESIDENT:	Manuel Marin	VICE PRESIDENTE MEXICANO
NICARAGUAN VICE PRESIDENT:	Guillermo Vivas	VICE PRESIDENTE NICARAGUENSE
SALVADOR VICE PRESIDENT:	Marina Amaya	VICE PRESIDENTE SALVADORENO
BUSINESS VICE PRESIDENT:	Juan Escobar	VICE PRESIDENTE NEGOCIOS
NATIONAL VICE PRESIDENT:	Angie Alarcon	VICE PRESIDENTE NATIONAL
YOUTH VICE PRESIDENT:	David Farias	VICE PRESIDENTE JOVENES
SENIOR CITIZENS VICE PRESIDENT:	Salvador Ornelas	VICE PRESIDENTE ANCIANOS
BLOCK CLUBS VICE PRESIDENT:	Larry Del Carlo	VICE PRESIDENTE CLUBES
MEXICAN-AMERICAN VICE PRESIDENT:	Reyes Martinez	VICE PRESIDENTE MEXICANO-AMERICANO
CENTRAL-AMERICAN VICE PRESIDENT:	Miguel Ortiz	VICE PRESIDENTE CENTRO-AMERICANO
SOUTH-AMERICAN VICE PRESIDENT:	Rosario Anaya	VICE PRESIDENTE SUR-AMERICANO
AFRO-AMERICAN VICE PRESIDENT:	Elmira L. Neal	VICE PRESIDENTE AFRO-AMERICANO
ANGLO-AMERICAN VICE PRESIDENT:	Sherman Welch	VICE PRESIDENTE ANGLO-AMERICANO
FILIPINO-AMERICAN VICE PRESIDENT:	Joe Topacio	VICE PRESIDENTE FILIPINO-AMERICANO
HOUSING COMMITTEE CHAIRMAN:	Flor de Maria Crane	DIRECTOR DE COMITE DE VIVIENDA
PLANNING COMMITTEE CHAIRMAN:	Jack Bourne	DIRECTOR DE COMITE DE PLANEAMIENTO
YOUTH COMMITTEE CHAIRMAN:	Ventura Martinez	DIRECTOR DE COMITE DE JUVENTAD
POLICE COMMITTEE CHAIRMAN:	Joe Topacio	DIRECTOR DE COMITE POLICIACO
EMPLOYMENT COMMITTEE CHAIRMAN:	Larry Del Carlo	DIRECTOR DE COMITE DE EMPLEO
HEALTH COMMITTEE CHAIRMAN:	Isabel Orozco	DIRECTOR DE COMITE DE SALUBRIDAD
COMMUNITY MAINTENANCE CHAIRMAN:	Ophelia Balderrama	MANTENIMIENTO DE LA COMUNIDAD
CONSUMER COMMITTEE CHAIRMAN:	Mina Martorella	DIRECTOR DE COMITE DE CONSUMO
RECREATION COMMITTEE CO-CHAIRMAN:	Roberto Lomeli	DIRECTOR DE COMITE DE RECREACION
RECREATION COMMITTEE CO-CHAIRMAN:	Hank Scherer	DIRECTOR DE COMITE DE RECREACION
DRAFT COMMITTEE CHAIRMAN:	Jim Hagan	DIRECTOR DE COMITE DE RECLUTAMIENTO
FINANCE COMMITTEE CHAIRMAN:	Joe Del Carlo	DIRECTOR DE COMITE DE FINANZAS
CULTURAL COMMITTEE:	Amilcar Lobos	DIRECTOR DE COMITE DE CULTURA

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labor donated

* * * * * * * * * * *

MCO -- Mission Coalition Organization
2707 Folsom Street; San Francisco, California 94110
647-3140; 647-3141

GREETINGS

ADELANTE TO MCO

from

J.S.A.C.

(JOINT STRATEGY AND ACTION COMMISSION)

JSAC is an instrument for cooperative urban mission of The American Baptist Church of the West, The California Episcopal Diocese, The United Church of Christ of Northern California, The United Methodist Church of Northern California and Nevada, The Pacific Southwest Synod of the Lutheran Church of America, and The Synod of the Golden Gate of The United Presbyterian Church.

Chairman, Rev. George Aberle, United Presbyterian
Vice-Chairman, Dr. Maxwell Powers, American Baptist
Treasurer, C. Thorne Corse, Episcopal
Secretary, Dr. Robert Hill, United Methodist
At-Large, Fred Twining, United Church of Christ
Executive Director, Rev. Robert Davidson

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Union de Inquilinos de la Bryant y 22nd
Upper Valley Street Block Club

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THIS IS WHAT I WILL DO IN THE LAST DAYS,
GOD SAYS:
I WILL POUR OUT MY SPIRIT UPON ALL MEN;
YOUR SONS AND YOUR DAUGHTERS WILL PROPHESY,
YOUR YOUNG MEN WILL SEE VISIONS,
AND YOUR OLD MEN WILL DREAM DREAMS. JOEL

A NEW COMMANDMENT I GIVE YOU:
LOVE ONE ANOTHER.
AS I HAVE LOVED YOU, SO YOU MUST
LOVE ONE ANOTHER. ST. JOHN

BE KIND AND TENDERHEARTED TO ONE ANOTHER,
AND FORGIVE ONE ANOTHER AS GOD HAS FORGIVEN
YOU IN CHRIST. ST. PAUL

LET US RENEW
OUR EFFORTS IN
WORKING TOGETHER

ESTO HARE YO EN LOS ULTIMOS DIAS,
DICE DIOS:
DERRAMARÉ MI ESPÍRITU SOBRE TODOS LOS HOMBRES
PROFETIZARÁN VUESTROS HIJOS Y VUESTRAS HIJAS,
VUESTROS JOVENES VERÁN VISIONES Y VUESTROS
ANCIANOS TENDRÁN SUEÑOS. JOEL

LES DOY ESTE MANDAMIENTO NUEVO:
QUE SE AMAN LOS UNOS A LOS OTROS.
ASÍ COMO YO LES AMO, USTEDES DEBEN AMARSE
LOS UNOS A LOS OTROS. ST. JUAN

SEAN BUENOS Y COMPASIVOS
UNOS CON OTROS, Y PERDÓNENSE UNOS A OTROS,
ASÍ COMO DIOS LES PERDONÓ A USTEDES
EN CRISTO. SAN PABLO

RENOVEMOS NUESTR
ESFUERZOS
TRABAJANDO JUNTOS

ST. PETER'S PARISH · 3200 FLORIDA ST.

The MCO is a federation of church, youth, national, homeowner, tenant, welfare, civic, business, labor, ethnic, and other organizations. It unites people of every religious, ethnic and political background in the Mission District. It is an action organization. It is run by and for the people of the Mission District. It is open to any organization with ten or more members who live within the Mission.

As plans are being made for the 3rd Annual Convention, MCO is proud to announce that after almost 3 years of negotiations, the Mission Model Cities program has been approved. Victories in the fields of recreation, consumer rights, employment, education, community maintenance, health, housing, and planning have all been part of the MCO record. The MCO is most of all a people's organization that gets the job done for the people of the Mission.

The MCO YOUTH COMMITTEE has been chaired by Ventura Martinez. He and Youth Vice - President David Farias worked hard to get youth involvement in the summer jobs campaign. The Youth Committee is also running a free summer film festival for young children in the Mission. Funds for the program came from the Phillips 66 Company.

El MCO is una federación de iglesias, juventud, nacional, propietarios de casas, inquilinos, bienestar, civico, comercial trabajo, étnica, y otras organizaciones. Es la unión de gentes de distintas religiones, étnicas, y conocimientos políticos en el Distrito de la Misión. Es una organización de acción. Es manejada por la gente y para las gentes del Distrito de la Misión. Cualquier organización con dies o más miembros residiendo dentro de la Misión, están bienvenidos.

Al hacer planes para la Tercera Convención Anual, el MCO se enorgullece en anunciar que después de casi tres años de negociaciones, el programa de las Cuidades Modelo ha sido aprobado. Victorias en el campo de recreación, consumo, derechos, empleo, educación, mantemimiento de la comunidad, salubridad, vivienda, y planeamiento han formado parte destacadament en el MCO. El MCO es principalmente una organización del pueblo, que mediante sus esfuerzos hace que se resuelvan los problemas de las personas en la Misión.

El Comite de Juventud del MCO ha estado bajo la direccion del Sr. Ventura Martinez. Dicho señor y el Vice-Presidente de la Juventud, el Sr. David Farias, han trabajado muy fuertemente para hacer que los jovenes se envuelvan en la campaña de trabajos. El Comite de Juventud tambien esta llevando a cabo un festival de peliculas gratis durante el verano para niños. Los fondos para dicho programa fueron obtenidos de la Compañia Phillips 66.

YOUTH COMMITTEE on an Action project. Ventura Martinez (center) Chairman, David Farias, Youth Vice President (left)

Comité de Jóvenes en un proyecto acción Ventura Martinez (centro) Director, Vice Presidente de Jóvenes, David Farias (izquierda)

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★ having all youth offenders remain in the community for counseling and/or placement,

★ educating the community to the problems juveniles experience through community meetings and lectures by youth and adults.

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"Love and Serve the People"

EMPLOYMENT COMMITTEE Chairman, Larry Del Carlo tells of the MCO summer youth job campaign.

Listening are Angie Alarcon (MCO National VP), Doris Thomas, Rev. O.F. Brown (Planning Committee), Julita Rose (Employment Committee) and Assemblyman John Burton.

El Director del Comité de Empleo Larry Del Carlo nos informa del programa para que jóvenes puedan trabajar durante el verano.

Escuchando Angie Alarcon (MCO National VP), Doris Thomas (Representante de Phillip Burton) Rev. O.F. Brown (Comité de Planeamiento) Julita Rose (Comité de Empleo) y Asambleísta John Burton.

HEALTH COMMITTEE Chairman Isabel Orozco and her Committee work to bring better health services to the Mission District. The major focus of the Committee's activities has been S.F. General Hospital. The Committee also gives direction to the MCO members of the Mission Mental Health Center. The problem of drug abuse is one of the central issues being worked on by the Committee.

La Directora del Comité de Salubridad, la Sra. Isabel Orozco, y su comité trabajaron muy asiduamente para obtener mejor servicio médico al Distrito de la Misión. La mayor concentración de las actividades del comité ha sido el Hospital General de San Francisco. Dicho comité también dirige a los miembros del MCO del Centro de Salud Mental de la Misión. El problema de abuso de drogas es uno de los temas céntricos en los que está trabajando el comité.

HEALTH COMMITTEE Chairman Isabel Orozco (right) working on a Committee project with Alice Martinez, Curwen Ward and Mrs. Mildred Brooks.

La Directora del Comité de Salud Isabel Orozco (derecha) trabajando en un proyecto de Comité con Alice Martinez, Curwen Ward, y Sra. Mildred Brooks.

Two Democrats
Who know where it's at

GOVERNOR JESS UNRUH

Por la raza. . . . por la causa. . . . .

CONGRESSMAN PHILLIP BURTON

Right on!!

MCO's CULTURAL COMMITTEE, chaired by Amilcar Lobos, is working with the Library Commission and the Art Commission to bring relevant cultural programs to the Mission District. Stressing the multi-ethnic, multi-cultural quality of the Mission, they are working to see that cultural programs in the District reflect the life of the people here in the Mission.

El Comité de Cultura del MCO, bajo la dirección del Sr. Amilcar Lobos, está trabajando con la Comisión de Bibliotecas y la Comisión de Arte para entablar programas culturales pertinentes al Distrito de la Misión. Acentuando las múltiples étnicas, múltiples cualidades cultruales de la Misión, están esforzandose por programas culturales en el Distrito que reflejen la vida del pueblo aquí en la Misión.

Organizing tenants so they may protect their rights, and representing landlords with legitimate grievances is the major work of MCO's HOUSING COMMITTEE. Led by Flor de Maria Crane, the Committee worked with both tenants and landlords in the past year. Two effective rent strikes prevented rent increases of $50.00 per month. The Committee is active in more than 25 buildings working to improve tenant-landlord relations. Fair rents for adequate housing is the goal of the Committee.

Organizando inquilinos para que puedan proteger sus derechos, y representando propietarios en quejas legítimas, es el major trabajo del Comité de Vivienda del MCO. Bajo la dirección de la Sra. Flor de Maria Crane, el comité ha trabajado con ambos inquilinos y propietarios en el pasado año. Dos huelgas muy efectivas, impidieron aumentos de renta de $50.00 mensuales. El comité está activo en más de 25 edificios tratando de mejorar las relaciones entre inquilino y propietario. Rentas justas y viviendas adecuadas es la gran meta del comité.

An interested Supervisor Terry Francois (right) asks questions of HOUSING Chairman Flor de Maria Crane.

With Mrs. Crane are Anne Gregoric, Elba Tuttle and other interested persons.

El Supervisor Terry Francois (derecha) muestra su interés haciendo preguntas al Director del Comité de Viviendas.

Con Flor de Maria Crane están Anne Gregoric, Elba Tuttle y otras personas interesadas.

Our Best Wishes

TO THE MEMBERS OF

MCO

★★

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Consumer interests are protected by the MCO CONSUMER COMMITTEE, under the Chairmanship of Mina Martorella and with the cooperation of the active members of the Committee. A number of cases were worked on and satisfactorily solved in the past year.

Los intereses do Consumidores están protegidos por el Comité de Consumo del MCO, bajo la dirección de la Sra. Mina Martorella, con la ayuda de los miembros de dicho comité. Un sin número de casos fueron tratados y resueltos satisfactoriamente en el pasado año.

Planning action on current problems are CONSUMER COMMITTEE members Mr. & Mrs. Glen Larsen, Mina Martorella, Chairman, and Barbara McReynolds.

Planeando acción para los problemas presentes están los miembros del Comité de Consumidores Glen Larsen y Señora, Mina Martorella (Directora) y Barbara McReynolds.

The MCO RECREATION COMMITTEE works to improve recreation in the Mission. Co-Chairman Hank Scherer and Roberto Lomeli led the Committee's activities in getting soccer goals at Folsom Playground, as well as other improvements there. The Recreation Committee is also working with the Latin American Baseball League to find sponsors for its teams.

El Comité de Recreación del MCO trabaja para mejorar las recreaciones de la Misión. El Co - Director, el Sr. Hank Scherer y el Sr. Roberto Lomeli encabezaron las actividades del Comité obteniendo juegos de soccer en el Patio de Recreo de la Calle Folsom, al igual que otros mejoramientos. El Comité de Recreación también está trabajando con la Liga Latino-Americana de Béisbol para conseguir patrocinadores para su liga.

RECREATION CHAIRMAN Hank Scherer describes soccer goals and other improvements made at Folsom Playground as a result of MCO negotiations.

El Director del Comité de Recreación, Hank Scherer, describe metas y otros mejoramientos hechos al Parque Folsom como resultado de negociaciones de MCO.

BEST WISHES

ON YOUR THIRD ANNIVERSARY

ASSEMBLYMAN
JOHN L. BURTON

FELICIDADES

EN SU TERCER ANIVERSARIO

representing
SAN FRANCISCO'S
20th DISTRICT

Good schools, meeting the needs of Mission District children, is the goal of MCO's EDUCATION COMMITTEE. Convened for part of the year by Earl Blanchard, and then by Ena Aguirre Spackman, the Committee worked with parent organizations at Marshall and Bryant Schools to bring needed improvements in the two schools. Negotiations are now underway to end bussing out of the district. Parents, teachers, and interested people in the community are working together to improve the schools of the Mission.

Buenas escuelas, supliendo las necesidades de los estudiantes del Distrito de la Misión, es la meta del Comité de Educación del MCO. Convocada durante parte del año por el Sr. Earl Blanchard, y luego por la Sra. Ena Aguirre Spackman, el comité ha trabajado con organizaciones de padres de las escuelas de Marshall y Bryant para obtener mejorías en ambas escuelas. Negociaciones se están llevando a cabo para eliminar el traslado mediante buses del distrito. Padres, maestros, y personas interesadas en la comunidad están trabajando mano a mano para mejorar las escuelas de la Misión.

★

EDUCATION COMMITTEE members in front of Bryant Elementary School.

Pictured are Joe Topacio, Elba Tuttle, Rebecca Stahmer, Helena Rubio, Petra Solis, Antonio Solis, Ena Aguirre Spackman, Tina Castro and parents from Bryant.

★

Miembros del Comité de Educación en frente de la Escuela Elementaria de Bryant.

En la foto están Joe Topacio, Elba Tuttle, Rebecca Stahmer, Helen Rubio, Ena Aguirre Spackman, Tina Castro, Petra Solis, Antonio Solis, y padres y madres de Bryant.

★★

Jobs for the people of the Mission is the goal of the MCO EMPLOYMENT COMMITTEE. Fixing its summer priority on youth jobs, the Committee had over 100 members this past year. Chaired by Larry Del Carlo, the Employment Committee successfully got 77 jobs for young people during the summer from five companies: Wonder Bread, Kilpatricks, Coca-Cola, Pepsi-Cola, and P.T.&T. This winter and next spring, the Committee will work for full-time adult employment and part - time youth employment. IF YOU WANT A JOB JOIN THE COMMITTEE.

★★

Trabajos para las personas de la Misión es la meta del Comité de Empleo del MCO. Haciendo arreglos primordiales por trabajos para jóvenes durante el verano, el comité tuvo más de 100 miembros en el pasado año. Bajo la dirección del Sr. Larry Del Carlo, el Comité de Empleo triunfalmente obtuvo 77 trabajos para jóvenes durante el verano de cinco distintas compañias: Wonder Bread, Kilpatricks, Coca-Cola, Pepsi-Cola, y P.T.&T. Este invierno y en la próxima primavera, el Comité intentará obtener trabajos permanentes para adultos y también empleos temporarios para jóvenes. SI DESEA UN EMPLEO, UNASE AL COMITE.

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SAN FRANCISCO

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------SOME PUBLIC CONTACT JOBS REQUIRE BILINGUAL SKILLS------

* *

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Guías para pacientes	Mecanógrafas	Enfermeras Registradas
Operadores de Key-Punch	Programadores	Cuidadores de Animales
Técnicos de Laboratorio	Técnicos de Clínicas	Ayudantes de Biblioteca
Trabajadores de Lavandería	Analistas y Administradores	Encargados de Mantenimiento
	Oficinistas	
	Contadores	
	Ayudantes de Cocina	
	Etc., Etc.	

------ALGUNOS TRABAJOS DE CONTACTO CON EL PUBLICO REQUIEREN CONOCIMIENTOS BILINGUES------

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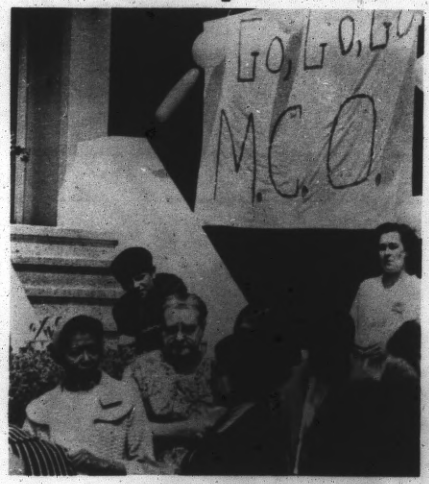
The job of the COMMUNITY MAINTENANCE COMMITTEE is to look after a wide variety of problems in the District. Chaired by Ophelia Balderrama, this Committee aggressively pursues its program of getting burned out houses torn down, traffic controls installed at dangerous intersections, improved Post Office services, and many other community needs. The Committee organized picketing of the Crown Theater to get family movies back to the Mission District. A burned out house on South Van Ness which was vacant for 8 years was torn down in less than a month after MCO began working on the issue.

El trabajo del Comite de Mantenimiento de la comunidad es encargarse de una amplia variedad de problemas en el distrito. Bajo la direccion de La Sra. Ophelia Balderrama, este comite persigue agressivamente su programa de tratar de obtener que las casas incendiadas sean demolidas, la instalacion de semaforos en intersecciones peligrosas, mejorar el servicio del correo, y otras muchas necesidades de la comunidad. El Comite organizo un piquete al Teatro Crown en un esfuerzo de obtener peliculas que todas las familias del Distrito de la Mision puedan ver. Una casa incendiada en la calle South Van Ness, el cual havia estado vacio por espacio de 8 años fue demolida en menos de un mes despues que el MCO intervino.



Pictured in front of the "Go, Go, Go, MCO" sign are members of the COMMUNITY MAINTENANCE COMMITTEE in front of the home of Mrs. Mildred Brooks. Their work resulted in a burned-out house being torn down.

Pictured are Chairman Ophelia Balderrama (center), Makeni Alo, Jennie Knowles and MCO Recording Sec'y Virginia Sheldon.

Retratados en frente del letrero "ARRIBA MCO" miembros del Comité de Mantenimiento de la Comunidad en frente de la casa de Sra. Mildred Brooks. Su trabajo resultó que una casa quemada fuera destruida.

En la foto Directora Ophelia Balderrama (centro), y la Secretaria de Archivo, Virginia Sheldon.

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STANFORD FACULTY MEMBERS

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SECRETARIO DEL CONSISTORIO-Arturo Elliott
(Clerk of Session)

DIACONISAS-Barahona, Pres.
(Board of Deacons)

COMITE DE SERVICIO-Carla Fuentes, Chairman
(Worship Committee)

DIRECTOR DE EDUCACION-Antonio Robles
(Director of Education)

HORARIO:

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(General Treasurer)

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(Assistant Treasurer)

SOCIEDAD FEMENIL-Lucia E. Abeyta, Pres
(Ladies Society)

DIRECTOR DE CORO-Noemi Cuellar
(Choir Director)

PLANNING COMMITTEE Chairman Jack Bourne, and his Committee, work on problems of long-range physical planning in the Mission District. The Committee is presently working with the S.F. Redevelopment Agency on plans for low and moderate income housing for the Regal Pale Brewery site. The Planning Committee fought against pawn shops coming into the Mission District. The Committee worked with local merchants in this fight. Members of the Planning Committee are becoming the District's experts on zoning, housing, and other long-range planning questions.

El Comité de Planeamiento, bajo la dirección del Sr. Jack Bourne, y sus miembros atienden problemas de larga existencia de planeamiento físico en el Distrito de la Misión. El comité presentemente está trabajando con la Agencia de Re-Desarrollo de San Francisco haciendo planes para las viviendas moderadas de pocos recursos para el solar de la Cervecería Regal Pale. El Comité de Planeamiento se opusó en contra de las Casas de Empeño que iban a ser introducidas en el Distrito de la Misión. El comité trabajó mano a mano con los comerciantes locales en esta lucha. Los miembros de este comité se están convirtiendo en expertos de zona, vivienda, y otros asuntos de planeamiento de larga duración.

PLANNING COMMITTEE Chairman Jack Bourne points to draft of low and moderate-priced housing plans for Regal Pale site.

Looking on are Committee members Ron Gomez & Guillermo Vivas

Jack Bourne, Director del Comité de Planeamiento nuestra los puntos importantes de los estatutos para casas de precios bajos y moderados en el sitio de Regal Pale.

Viendo están Ron Gomez y Guillermo Vivas.

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MISSION COALITION ORGANIZATION

The history of the Mission Coalition Organization is the history of the people of the Mission coming together so that they could determine their own destinies. Whether the issue is large or small, the principle remains the same. It is a very important principle. It says that the people have the right to govern themselves. That is the basic democratic principle. It is the foundation of the MCO.

When the MCO began in 1968, several basic ideas were agreed upon by its founders. These ideas continue to be very important to the MCO. First, the organization is multi issued. That is, it works on many issues that come from the people of the community. Second, the organization is based on the principle of representative democracy, with participation open to all the people of the community. Third, all organizations are welcome in the MCO. And, all the national, racial, and interest groups of the Mission are included. A full-time organizing staff and volunteers help organize new groups in block clubs, homeowner, tenant and other types of organizations. Fourth, the organization is non-violent, making use of all the tactics developed by community organizations and the civil rights movement, the farm worker and labor movement, and making up its own tactics and strategies as well.

From these beginnings, the MCO moved into action. Almost the whole first year of MCO was taken up with Model Cities negotiations and plans. Because of the MCO's determination to maintain community control over the program, these negotiations stretched out over a long period of time. As a matter of fact, final agreement on a set of by-laws for the Model Cities program was not reached until almost three years after the first meetings with the Mayor's staff. These negotiations were fair but tough. The Mayor gave in on some points, and so did MCO. But MCO would not give in on one basic principle -- that the MCO would have to be recognized as the major voice of the Mission in Model Cities planning. The people of the MCO felt very strongly about this because there was, and is, a lot of fear in the Mission of a bulldozer approach in urban renewal.

La historia de la Organización de la Mission Coalition es la historia de la gente de Mission que se unen para que juntos puedan determinar sus propios destinos. Cuando la proposición es grande o pequeña, el principio siempre es el mismo. Es un principio muy importante. Dice que la gente tiene el derecho de governarse asimisma. Este es el principio básico de la democracia. Esta es la base fundamentaria de la MCO.

Cuando se formo MCO en 1968, varias ideas básicas fueron establecidas por sus fundadores. Estas ideas siguen siendo muy importantes para MCO.

Primero la organización trabaja por varias causas que son presentadas por la gente de la comunidad. Segundo, la organización está basada en el sistema democrático de representación, con abierta participación de la comunidad. Tercero, todas las organizacion son bienvenidas a MCO. Y todas los grupos interesados en participar ya sean nacionales y raciales son incluidos. Un comité organizado y voluntarios ayudan a formar nuevos grupos en las manzanas, duenos de casas, inquilinos y otras clases de organizaciones. Cuarto, esta organización está contra la violencia, haciendo uso de todas las tácticas desarrolladas por organizaciones de la comunidad y del movimiento de derechos civiles, los trabajadores del campo y movimiento de trabajadores, usando sus tácticas como también sus estrategias.

Desde un principio la MCO se movió en acción. Casi todo el primer año del MCO estuvo ocupado negociando y planeando para la Ciudad Modelo. La determinación de MCO para que la comunidad tuviera control sobre el programa, estas negociaciones fueron extendidas por un largo tiempo. Por cierto el ultimo acuerdo en las leyes de la Ciudad Modelo fué aprobado tres años despues de la primera junta con los miembros de la oficina del Alcalde. Estas negociaciones fueron francas pero duras. El Alcalde accedió a ciertos puntos, y lo mismo MCO. Pero, MCO nuncas accedió en un punto básico, que el MCO fuera reconocido como vocero principal de la Mission cuando se hagan los planes de la Ciudad Modelo. La gente de MCO se siente muy fuerte acerca de esto porque tenian y tienen mucho miedo que traigan las máquinas niveladoras (bull-dozers) para la renovación urbana.

THE STORY OF A UNITED COMMUNITY
LA HISTORIA DE UNA COMUNIDAD UNIDA

But Model Cities is just part of the MCO history. Other issues were important to this story. In 1969, the active MCO Education Committee was largely responsible for the transfer of the top administrative staff at Mission High School. This staff was totally unresponsive to the needs of the students and community. We worked closely with parents at Junipero Serra School to get portable classrooms into the Mission so that students would not have to be bussed from racially balanced schools across town just because there was no space in the Mission. And, we became involved in support of the goals, if not all of the tactics, of the faculty and student strike at San Francisco State College.

Our 1969 Recreation Committee mobilized over 200 people from the community to go down town and demand the closing of 26th Street next to Garfield Park so that the Park could be expanded. It took all that to make the bureaucrats downtown respond to the needs of the people.

1970 was a much more active year. It is almost impossible to list all the activities of the MCO in 1970. This is just a very brief summary. Our Planning Committee began work on low - moderate priced housing on the Regal Pale site, as well as initiating broader plans for the Northeast industrial area of the Mission. An aggressive Employment Committee drive led to 77 jobs for youth during the summer, with minimum pay of $2.75 per hr. A stop-buying campaign, a sit-in, and a near confrontation with the Police were all part of the campaign. The Education Committee worked closely with parents at Bryant and Marshall Schools to put pressure on the School Board to make improvements in those schools. And, on the broader scale, agreement was reached with the Far West Lab on cooperative planning with the MCO in the coming year. MCO activities will bring more portable classrooms into the Mission in the coming year so that less students will have to be bussed out of the District.

more

Pero la Cuidad Modelo es una parte de la historia de MCO. Otras causas fueron importantes en esta historia. En 1969 el Comite de Educacion fue responsable para cambiar los administradores de la Mission High School. Estos miembros no respondieron a las necesidades de los estudiantes y la comunidad. Trabajanos unidos con los padres de la escuela Junipero Serra para obtener aulas movibles para la Mission para que los estudiantes no fueran llevados en buses de una escuela balanceada racialmente, al otro lado de la ciudad unicamente porque no hay espacio en la Mission. Y tomamos parte en soporta las ideas y no las tacticas de la facultad y la huelga de estudiantes en S.F. State College.

En 1969, nuestro Comité de Recreación movilizó más de 200 personas de la comunidad para ir a la zona comercial y demandar la cerrada de la calle 26th junto al Parque Garfield para que el parque pudiera ser ampliado. Todo esto para que los empleados del sistema pudieran responder a las necesidades de la gente.

1970 fue un año más activo. Es casi imposible hacer una lista de las actividades de MCO en 1970. Este es un breve sumario. Nuestro Comité de Planeamiento comenzó a trabajar para la construcción de precio moderado en el sitio de Regal Pale, al mismo tiempo iniciamos planes para agrandar el area industrial del Noreste de la Mission. El agresive Comité de Empleo guió un movimiento que consiguió trabajo a 77 jovenes durante el verano, con un pago mínimo de $2.75 por hora. Una campaña para no comprar (stop-buying), una demostración de estar sentados (sit-in) y casi confrontación con la Policia, fueron parte de la campana. El Comité de Educación trabajo junto con los padres y madres de las Escuelas Bryant y Marshall para poner presión a la Junta Directiva de Escuelas para hacer mejoramientos ea esas escuelas. Y de un modo más extenso un acuerdo fue obtenido con Far West Lab para trabajar y planear juntos con MCO el año que viene. Las actividades de MCO ayudarán a traer más aulas movibles a la Mission para que el año que viene los estudiantes que son transportados fuera de la Mission sean menos.

mae

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Worship Services	*11A.M.Sundays*
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Sewing Clinic	*9A.M.Mondays*
English Classes	*10A.M.Mondays*
Well-Baby Clinic	*12A.M.Wednesday*
Senior Citizens	*9A.M.Thursday*

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(FAMO)

FILIPINO-AMERICAN MISSION ORGANIZATION

Frances Owen, President * Joe Topacio, Treasurer
* Julita Rose, Secretary *

MABUHAY LONG LIVE MCO

One of the most controversial of the MCO committees is the Housing Committee. Working with tenants and landlords, the Housing Committee takes cases on their merits. It looks for justice, and makes compromises that are necessary to reach agreement between tenants and landlords. But the Housing Committee is firm in its defense of tenants when they are in the right - and some landlords don't like this. As a result, in one building, a rent strike has been going on for over 6 months as a result of the complete lack of willingness of the landlord to come to the negotiating table and reach a just settlement of the dispute. In most cases, disagreements are settled over the negotiating table. But when they aren't, MCO's Housing Committee will take further action.

The MCO Health Committee has been trying to work with the new administrator of S.F. General Hospital. There have been problems here, and the Health Committee is proposing some strong action to the 3rd Annual Convention. The Committee also works with the Mission Neighborhood Mental Health Center, where 2/3 of the members of the Board are elected from the MCO.

MCO's aggressive Community Maintenance Committee is tireless in its defense of the people of the neighborhood. Whether the issue was pornographic movies at the Crown, pawn shops coming into the Mission, a burned out house that was hurting a section of the neighborhood or a need for traffic controls at a dangerous intersection, the Community Maintenance Committee was there and in action.

Bringing soccer goals to Folsom Playground was the major accomplishment of the Recreation Committee. Despite the fact that soccer is one of the most popular sports of the District, the Park and Recreation Department had to be pushed to install the goals at the Park. Mini-parks, support for the Latin American Baseball League, and other activities were part of the Committee works.

The Consumer Committee is working on a number of cases of unfair merchants who take advantage of the people in the District. The fair merchant has nothing to worry about from MCO, but the "cheating merchant" must be removed from the District.

more

Uno de los más controverciales Comites de MCO es el Comité de Vivienda (Housing), trabajando con los inquilinos y los propietarios el comité estudia los casos por sus méritos. Busca justicia y hace convenios que son necesarios para obtener acuerdos entre inquilinos y propietarios. Pero, el Comité es firme en su defensa de los inquilinos que están en su derecho, y unos propietarios no les gusta esto. Como resultado en un edificio la huelga de renta se ha venido ejecutando durante 6 meses, esto, como un resultado de una completa falta de voluntad del dueño de casa para no negociar y alcanzar un justo acuerdo. En muchos casos, los desacuerdos son negociados, pero cuando no hay un acuerdo el Comité toma acción más fuerte.

El Comité de Salud del MCO ha tratado de trabajar con el nuevo Administrador del S.F. General Hospital. Aqui han habido problemas y el Comité de Salud esta proponiendo algunas acciones muy fuertes para la 3rd Convención Anual. El Comité también trabaja con el Mission Neighborhood Mental Health Center donde las 2/3 partes de los miembros de la Junta Directiva es elegida por el MCO.

El Comité agresivo de Mantenimiento de la Comunidad de MCO nunca se cansa en su defensa por la gente del vecindario. Ya sea que el asunto sean peliculas pornográficas en el cine Crown, la llegada de montepios a la Mission, una casa quemada que desmerece al vecindario, o la necesidad para controlar el trafico en una intersección peligrosa, el Comité estuvo ahi y en acción.

Obtener las metas de futbol para el Parque de Folsom fué un gran triunfo para el Comité de Recreación, ya que el futbol es uno de los deportes más populares del Distrito, el Departamente de Parques y Recreación tuvo que ser forzado a instalar las metas en el Parque. Parques miniaturas, soporte para la liga Latin America de Baseball y otras actividades son partes del trabajo del Comité.

El Comité Consumidor está trabajando en un número de casas en que los comerciantes se aprovechan de la gente del Distrito. El comerciante honesto no tiene que preocuparse de MCO, pero el "comerciante tramposo" tiene que moverse del Distrito.

mas

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FELICIDADES -- GREETINGS FROM
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Mina Martorella y la Comite de Consumo

R I G H T O N !

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Working with the Library Commission, and other cultural institutions in the City, the MCO Cultural Committee is just beginning its work. In anticipation of Model Cities planning, the Committee is looking at the whole range of cultural needs in the community--and at the range of cultural talent available from the people of the Mission.

The difficult problem of police-community relations in the Mission must be worked on by the MCO. Efforts were made in the past year, but more work must be done. The basic MCO position is that there must be adequate police protection in the Mission. However, MCO will actively work to eliminate all police harassment and brutality that might exist.

Last, and in many ways most important, is the MCO Finance Committee. Three major fund-raising programs were undertaken in 1970. A raffle, this souvenir fund-raising book, and a donut sale offered to the MCO by Hunt's donuts were the activities the Committee used to raise money for the organization. But the Finance Committee also needs more support. An organization is only truly independent when it pays its own way. We can and we must raise the money for the MCO from the Community. If we do not, we will always be dependent on someone else. If we lose some of our outside friends through changes in their organizations or if someone giving us funds from the outside wanted to put pressure on us, where would we be if we did not raise our own money? This is of basic importance to us--and we have a lot of work to do on fund-raising this next year.

As we move into the 3rd Annual Convention, we are bigger and stronger than ever before. Now over 100 organizations are members of the MCO. More and more people of the community are participating in the decision-making in MCO. And, MCO is having more and more influence over the decisions made by public and private institutions which affect our lives. This is another way of saying that more and more people in the Mission are having a say over their lives. That's what self-determination is all about -- and that's what MCO stands for.

Trabajando con la Comisión de Biblioteca y otras instituciones culturales en la Cuidad, el Comité Cultural de MCO está comenzando su trabajo. En anticipación al planeo de la Ciudad Modelos, el Comité está buscando las necesidades culturales de la comunidad-y al talento cultural que existe en la gente de la Mission.

MCO tiene que trabajar con el problema tan dificil de las relaciones de policia-comunidad en la Mission. Esfuerzos fueron hechos el año pasado, pero más trabajo tiene que seguirse haciendo. La posición básica de MCO es que tiene que haber una adecuada protección de policia en la Mission. Sin embargo, MCO trabajará activamente para eliminar el hostigamiento y brutalidad que pueda existir.

Por ultimo y en muchas maneras mas importante, es el Comite de Finanza de MCO. Tres mayores eventos para recauder fondos fueron hechos en 1970. Una rifa, este libro de recuerdo y una venta de donut ofrecida a MCO por Hunt's donuts, estas fueron las actividades usadas por el Comite para recaudar fondos para la organizacion. Pero el Comite de Finanzas necesita mas apoyo. Una organizacion es independiente cuando puede mantenerse asimisma. Nosotros podemos y debemos recaudar el dinero para MCO de la comunidad. Si no lo hacemos algunos de muestros amigos de afuera sea por cambios en sus organizaciones o si alguien que nos da fondos de afuera quisiera poner presion en nosotros, donde estariamos sino procuraramos recaudar nuestros propios fondos? Esto es de basica importancia para nosotros--y tenemos mucho trabajo para recaudar fondos el año que viene.

Ahora que nos acercamos a la 3rd Convención Anual estamos más grandes y fuertes que antes. Ahora más de 100 organizaciones son miembros de MCO. Más y más gente de la comunidad están participando en las decisiones que hace MCO. Y, MCO tiene más y más influencia por las decisiones que hacen las instituciones públicas y privadas y que afectan nuestras vidas. Este es otro modo de decir que más y más gente en la Mission tienen un decir sobre sus vidas. Esto es lo que determinación asimismo quiere decir, y por lo que MCO insiste.

Warmest Greetings

to

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--fair rent for decent housing;
--no discrimination based on race, creed, color, children;
--equal bargaining over grievances between tenants & landlords;
--no absentee slumlords in the Mission.

Let's work together to keep and make the Mission area the best place to live & shop. Tenants & landlords get together to solve our problems peacefully. Get together people -- NOW!

TENANT ORGANIZATION MEMBERS OF MCO

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INQUILINOS, PROPIETARIOS Y CASEROS TRABAJANDO POR UNA MEJOR MISION.

--Rentas justas, casas desentes.
--No descriminación basada en raza, color, religión o por haber niños en la familia.
--Igualdad de necociar desacuerdos entre inquilinos y caseros.
--No caseros ausentes de la Misión.

Trabajemos juntos para mantener y hacer el area de la Misión el mejor lugar para vivir. Inquilinos y caseros JUNTEMONOS para resolver nuestros problemos pacificamento. JUNTEMONOS AHQRA!

ORGANIZACION DE INQUILINOS MIEMBROS DE LA MCO

A Community Cultural Organization dedicated to the preservation, enhancement, and creation of the Hispanic/Chicano heritage (that is, of everything that distinguishes our people, defines the texture and vitality of their lives, and gives them a unique identity) through development of a broad range of interrelated programs and services.

362 Capp Street
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GREETINGS FELLOW DELEGATES

The Action Ticket is made up of people who have been building the M.C.O. for the past year.

The Action Ticket is a team that can work together in the coming year.

The Action Ticket has a record behind it. It has a record of victories: the Model Cities program, housing, employment, maintenance, planning and other victories behind it.

★

The Action Ticket believes in an organization of, by and for the people.

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The Action Ticket is running to win, but we pledge our support to whoever wins this Convention election.

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READ OUR CONVENTION FLYER

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VOTE THE ACTION TICKET

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The Action Ticket leaders are

BEN MARTINEZ

and

LARRY DEL CARLO

The rest of the team is on our flyer. Read it now!

BIENVENIDOS DELEGADOS

El Tiquete-Accion esta formado por personas que han trabajado en M.C.O. el ano pasado.

El Tiquete-Accion es un equipo que puede trabajar junto el ano que viene.

El Tiquete-Accion tiene una historia atras. Tiene un registro de victorias: el programa Ciudad Modelo, Vivienda, Trabajo, Planeamiento y otras mas.

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El Tiquete-Accion cree que la organizacion es: de, por y para la gente.

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El Tiquete-Accion corre para ganar, pero promete soportar a quien gane la eleccion.

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ENA AGUIRRE SPACKMAN
5th Executive Vice-President
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We who live in the district must continue to work united. Like the farmworkers we should fight for our rights for as long as it takes. Don't let outsiders make decisions. Only united will we survive.

REMEMBER:
- Our children
- Our district
- Our people

Nosotros los que vivimos en el distrito debemos de continuar trabajando unidos. Como los trabajadores de campo, tenemos que pelear por nuestros derechos por mucho tiempo que tome. No dejen que los de afuera hagan nuestras decisiones, unicamente unidos sobreviviremos.

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- Nuestros distrito
- Nuestra gente

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1st Executive Vice-President

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MISSION COALITION ORGANIZATION

2505 Folsom Street
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94110

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August 28, 1969

Dear Delegates and Community Leaders:

I am writing to officially inform you of the date of the 2nd ANNUAL CONVENTION OF THE MISSION COALITION ORGANIZATION. In order to follow the rules of our by-laws, this notice is being sent to you and to all community leaders. The Convention will be on Saturday, October 18, during the day starting at 11:00 a.m.

It is necessary that some of our pre-Convention committees complete their work in the next two weeks. So that this may be done, the Chairman of the By-Laws and the Chairman of the Nominating Committee have set the dates for their committee meetings. ALL COMMITTEE MEETINGS WILL BE AT 2505 FOLSOM STREET.

By-Laws Committee Meeting: Friday, September 5, 7:30 p.m., 2505 Folsom.

Nominating Committee Meeting: Monday, September 8, 7:30 p.m.,2505 Folsom.

The Chairman and Co-Chairman of these Committees are: By-Laws, Curtis Jones and Raul Moreno; Nominating Committee, Elba Tuttle and Henry Cruz.

All Committee members were nominated at our last Delegates Council meeting. Over 125 delegates attended a very lively meeting. If you were nominated to one of the committees and do not wish to serve, please call the headquarters and let us know. I hope everyone nominated will serve. A list of the nominees to all committees is included in this letter. The Delegates felt that anyone who was nominated should have the opportunity to serve and left the choice of serving to each of the nominees.

IT IS VERY IMPORTANT THAT WE ALL UNDERSTAND OUR BY-LAWS. THE BY-LAWS REQUIRE THAT ALL AMENDMENTS MUST BE SUBMITTED TO THE DELEGATES BY SEPTEMBER 11. I THINK THIS IS A GOOD PROVISION IN OUR BY-LAWS. IT GUARANTEES EVERY MEMBER ORGANIZATION THE OPPORTUNITY TO FULLY STUDY ANY PROPOSED CHANGES TO THE BY-LAWS. THIS MEANS THAT ANY SUGGESTED AMENDMENTS YOU HAVE TO THE BY-LAWS MUST BE SUBMITTED TO THE MEETING OF THE BY-LAWS COMMITTEE ON SEPTEMBER 5.

A copy of the By-Laws is enclosed with this mailing for your information and use.

NOW MORE THAN EVER, OUR SPIRIT OF UNITY MUST BE STRONG. TWO BIG JOBS STILL FACE US: THE MODEL CITIES HEARING (date still not set), AND OUR COMMUNITY CONVENTION.

Very sincerely yours,

MISSION COALITION ORGANIZATION

Ben Martinez

Ben Martinez, President

BM:daa
Enclosures: 3

Agosto 28, 1969

Estimados Delegados y Líderes de la Comunidad:

La presente es para informarles oficialmente de la fecha de la segunda CONVENCION ANUAL DE LA MISSION COALITION ORGANIZATION. Estoy enviando este aviso a usted y a todos los líderes de la comunidad de acuerdo con los procedimientos de nuestra Carta Magna. La Convención se llevará a cabo el Sábado 18 de Octubre, principiando a las 11:00 A. M.

Como es necesario que los comités establecidos antes de la Convención desarrollen su trabajo durante las próximas dos semanas, los Chairmans del Comité de Estatutos y del Comité Nominador han fijado fecha para sus respectivas reuniones. Las sesiones de todos los comités, se efectuarán en nuestra oficina situada en la CALLE FOLSOM No. 2505.

REUNION DEL COMITE DE ESTATUTOS: Viernes 5 de Septiembre, 7:30 P.M. 2505 Folsom

REUNION DEL COMITE NOMINADOR: Lunes 8 de Septiembre, 7:30 P.M. 2505 Folsom

Los Chairmas y Co-Chairmas de estos comités son: Estatutos, Curtis Jones y Raúl Moreno. Nominador, Elba Tuttle y Henry Cruz.

Los miembros de todos los comités fueron nominados en nuestra última sesión del Concilio de Delegados, al cual asistieron más de 125 representantes. Si usted fue nominado a alguno de estos comités y no desea servir, le rogamos hacernoslo saber, llamando a nuestras oficinas. Espero que todos los que fueron nominados servirán en dichos comités. Se incluye en esta carta una lista con los nombres de los nominados a todos los comités. Los delegados creen que todos los que fueron nominados deben darseles la oportunidad de participar, pero, naturalmente, eso queda a opción de los nominados.

ES DE MUCHA IMPORTANCIA QUE TODOS COMPRENDAMOS NUESTROS ESTATUTOS. NUESTRO REGLAMENTO ESTATUYE QUE TODAS LAS ENMIENDAS DEBEN PRESENTARSE A LOS DELEGADOS EN LA JUNTA DEL 11 DE SEPTIEMBRE. YO ESTIMO QUE TAL PROVISION EN NUESTRAS LEYES ES MAGNIFICA, PORQUE GARANTIZA A CADA ORGANIZACION MIEMBRO LA OPORTUNIDAD DE ESTUDIAR CONCIENZUDAMENTE CUALQUIER CAMBIO QUE SE PROPONGA. ESTO SIGNIFICA QUE CUALQUIER ENMIENDA QUE TENGAN PARA ESTOS REGLAMENTOS, DEBE SER SOMETIDA AL "COMITE DE ESTATUTOS", EN SU REUNION QUE TENDRAN EL 5 DE SEPTIEMBRE.

Adjunto a la presente, una copia de las leyes de nuestra organización para su uso e información.

AHORA MAS QUE NUNCA NUESTRO ESPIRITU DE UNIDAD Y SOLIDARIDAD DEBE SER MAS FUERTE. DOS GRANDES EMPRESAS TENEMOS QUE ACOMETER TODAVIA: LA AUDIENCIA PUBLICA SOBRE CIUDADES MODELO (no hay fecha estipulada todavía), Y NUESTRA CONVENCION DE LA COMUNIDAD.

De ustedes con toda consideración,

Ben Martinez

Ben Martínez, Presidente.

DRAFT

BANK FINANCING AVAILABLE TO THE MISSION

Gerald F. Arnold
Cedric C. Chao

December 7, 1971

Written for the Housing Development Corporation (HDC)
and
the Mission Coalition Organization (MCO)

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1. PURPOSE

The Housing and Land Use group has directed a considerable portion of its energy to researching the available San Francisco bank programs that might relate to the Mission's housing problems. This effort was concerned not only with documenting what the present bank policies could provide, but also with determining which provisions of official bank practice need to be altered for the benefit of Mission residents.

The MCO and HDC leadership realized that the Model Cities funding by itself cannot solve the Mission's housing problems. This led to the interest in exploring the commercial banks' ability to act as a capital source for rehabilitation and/or new construction loans. Similar research on the savings and loans associations is being conducted by the Economic Development group. The HDC, has foreseen that, as it becomes more permanently established, it must be familiar with the private banking sector's capabilities and willingness to work with the HDC/MCO.

2. GOALS OF THE STUDY

Our research was directed so as to answer the following questions:

1. Names of all the bank branches in the Mission
2. Name of each branch manager
3. Name of the loan officer in each bank
4. The total value and number of loans given out by each branch during the past year
5. The differences in approach and in receptivity among the several branch banks. Is the management of branch X more willing to bend bank policy so as to make more loans on favorable terms than the management of branch Y, i.e., with which branch banks would Mission residents receive the best deal?
6. Specific lending criteria
7. The current bank programs that purport to apply to the Mission housing needs. Do these programs really help?
8. The persons in each bank who would be instrumental in any attempt to put together a loan package

3. FINDINGS FOR QUESTIONS #1, 2, 3, and 8

The first step of our study was the compilation of the names of branch managers and loan officers, approximate number of employees, and total value of savings, demand, other time deposits for each branch bank. This corresponds to questions 1 through 3 of "goals of the study."

General Information on Mission District Banks

1. In response to the specific requests by HDC/MCO at the Sept. 24, 1971 meeting, the following information is forwarded:

   a) Branch name and address
   b) Branch manager's and loan officer's name
   c) Branch phone numbers
   d) Type and amount of deposits (in thousands of dollars) as of June 30, 1970
   e) Estimated number of employees in 1970 (1971 Contacts Influential).
   f) IPC means: Accounts for individuals, Partnerships and Corps. (private funds)

2. Specifically: Bank of America

   a) Bernal Heights Branch
   433 Cortland Ave, San Francisco (94110)
   Phones: information - 622-4046
   loans, checking, and savings - 622-4047

   Branch Manager and Loan Officer: Mr. Osvaldo Monteiro (Asst. Cashier).

   Deposits: are reported in the 29th & Mission branch.
   Estimated Employees: 6-10

   b) Castro & Market Branch
   400 Castro St., San Francisco, Calif. 94114
   Phones: information - 622-4036
   loans - 622-4042
   checking - 622-4037
   Branch Manager: R.S. Lundquist,
   Loan Officer: Howard Hagan
   Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$3,236	$9,911	$2,935	$16,265

   Estimated Employees: 11-20

   c) Market & Van Ness Branch
   1525 Market St., San Francisco, Calif. 94105
   Phones: information - 622-4476
   loans - 622-5108
   information from 1 So. Van Ness - 622-3456
   Branch Manager: L.E. Sullivan
   Loan Officer: Douglas Taylor (home and commercial)
   James Rigsby (personal)

Deposits:

Demand IPC (checking acct.)	Savings IPC	Other Time IPC	Total
$9,895	$6,342	$15,174	$59,016

Estimated Employees: 51-100

d) Mission & 23rd St. Branch
2701 Mission St., San Francisco, Calif. 94110
Phones: information & savings - 622-4858
loans - 622-4854
checking - 622-4861
Branch Manager: W. Scully
Loan Officer: Miss Carmen Lopez
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$2,359	$8,918	$2,689	$14,159

Estimated Employees: 11-20

e) Noe Valley Branch
4098 24th St., San Francisco, Calif. 94111
Phones: information - 622-4308
loans - 622-4304
checking & savings - 622-4306
Branch Manager: J. Bonetti
Loan Officer: Jerry Gundert
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,829	$8,153	$2,759	$12,838

Estimated Employees: 17-20

f) 16th & Mission Branch
2001 Mission St., San Francisco, Calif. 94110
Phones: information and savings - 622-4386
loans - 622-4382
checking - 622-4384
Branch Manager: George Pope
Loan Officer: Richard Ashby
Deposits:

Demand IPC (checking accts)	Savings IPC	Other Time IPC	Total
$53	$97	$20	$173

Estimated Employees: 21-50

g) 24th & Bryant Branch
2850 24th St., San Francisco, Calif. 94110
Phones: information and checking - 622-4441
loans - 622-4444
savings - 622-4438
Branch Manager: Albert A. Cassinelli
Loan Officer: J. Neville, Asst. Mgr.
Deposits:

Demand IPC	Savings IPC	Other Time IPC	Total
$3,301	$12,560	$4,394	$20,473

Estimated Employees: 11-20

h) 29th & Mission Branch
3250 Mission St., San Francisco, Calif. 94110
Phones: information and checking - 622-4559
loans - 622-4556
savings - 622-4562
Branch Manager: Edward B. Watson
Loan Officer: A.P. Pedretti, Asst. Mgr.
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$3,994	$14,029	$3,833	$22,215

Estimated Employees: 6-10

3. Specifically: Wells Fargo Bank

a) Mission Savings Office
498 Valencia St., San Francisco, Calif. 94103
Phones: information - 396-4114
Branch Manager: Eugene A. Franco, Asst. V.P. and Manager
Loan Officers: James Noe, Asst. Mgr. (Real Estate)
Baylor Lewis (Commercial)
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$2,975	$11,253	$2,197	$16,550

Estimated Employees: 11-20

b) 29th & Mission Office
3299 Mission St., San Francisco, Calif. 94110
Phones: information - 396-4004
Branch Manager: Ralph E. Pyle
Loan Officer: Kenneth A. Black, Asst. Mgr.
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,569	$6,672	$1,663	$9,938

Estimated Employees:

c) 22nd & Mission Office
2595 Mission St., San Francisco, Calif. 94110
Phone: information - 396-2013
Branch Manager: Charles A. Erhard (handles most of the loans)
Asst. Manager: Frank Roldan
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$2,931	$8,663	$2,458	$14,101

Estimated Employees: 11-20

d) 3rd & Brannan Office
601 3rd St., San Francisco, Calif. 94107
Phones: information - 396-4616
checking and savings - 396-2005
Branch Manager: Walton J. Spaelti, V.P. and Mgr.
(for 1 more week then Glen Adams will be manager)
Loan Officer: Rock Clum
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$6,487	$4,307	$2,001	$12,878

Estimated Employees: 6-10

e) 24th Ave. & Irving Office
2300 Irving, San Francisco, Calif.
Phone: 396-3252
Branch Manager:
Loan Officer:
Deposits: No information at present
Estimated Employees:

4. Specifically: First Western Bank

a) Mission Office
2501 Mission St., San Francisco, Calif. 94110
Phone: 981-5050
Branch Manager: Gregory Schwartz
Loan Officer: Rudy Schulze
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$2,935	$18,821	$4,429	$26,320

Estimated Employees: 11-20

5. Specifically: Hibernia Bank

a) 18th & Castro St. Office
501 Castro St., San Francisco, Calif. 94114
Phone: 431-7000
Branch Manager: J.J. McGinty, Asst. V.P. & Mgr.
Loan Officer: William Walsh
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,756	$12,157	$1,879	$15,875

Estimated Employees: 6-10

b) Mission Office
1098 Valencia St., San Francisco, Calif. 94101
Phone: 431-7000
Branch Manager: Jack J. Brennan, Asst. V.P. & Mgr.
Loan Officer: " "
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,977	$16,138	$3,825	$22,053

Estimated Employees: 11-20

6. Specifically: Bank of California

a) Mission Office
3060 16th St., San Francisco, Calif. 94145
Phones: information - 765-2012
commercial & real estate loans - 765-2016
checking & savings - 765-2284
installment & auto loans - 765-2015
Branch Manager: Bruno P. Pardini, Vice Pres. & Mgr.
Loan Officer: Glen F. Davis
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$6,410	$9,339	$5,316	$21,297

Estimated Employees: about 5

7. Specifically: Liberty National Bank

Mission Branch
2539 Mission St., San Francisco, Calif. 94110
Phone: 285-4737
Branch Manager & Loan Officer: John O. Brooks, Asst. V.P. & Mgr.
Personal & Auto Loans: John Mott, Gloria Gonzales
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,133	$1,270	$470	$3,648

Estimated Employees: 11-20

8. Specifically: Crocker Citizens National Bank

a) Potrero Office
2298 3rd St., San Francisco, Calif. 94107
Phones: information - 983-2921
consumer loans - 983-2923
checking & savings - 983-2563
Branch Manager: Antone Valls, Asst. V.P. & Mgr.
Loan Officer: Donald Hudson
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$1,473	$3,206	$710	$5,468

Estimated Employees: 11-20

b) Valencia - Mission Office
1690 Valencia St., San Francisco, Calif. 94110
Phones: information - 983-2611
checking & savings - 983-2947
Branch Manager: Douglas W. Brown,
Loan Officer: Frank Curry
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$499	$1,754	$645	$2,935

Estimated Employees: 11-20

c) 16th & Mission Office
3027 16th St., San Francisco, Calif. 94103
Phones: information - 983-2015
consumer loans - 983-2661
savings & note dept. - 983-2051
checking & bookkeeping - 983-2056
Branch Manager: John R. Healy, V.P. & Mgr.
Loan Officer: Don Coville
Deposits:

Demand IPC (checking accts.)	Savings IPC	Other Time IPC	Total
$4,244	$9,826	$2,463	$16,648

Estimated Employees: 21-50

When the HDC/MCO is ready to put together a loan package they should begin by contacting the following people:

Wells Fargo: Robert Gicker
Urban Affairs Dept.
464 California St.
San Francisco, Calif.
(415) 396-4835

Thomas Stoddart
Real Estate Loan Officer for Bay Area
464 California St.
San Francisco, Calif.

Bank of America:
Stanley Herbert
Urban Affairs Dept.
World Headquarters
San Francisco, Calif.

Charles McCarthy
Real Estate Loan Officer
World Headquarters
San Francisco, Calif.

4. RECOMMENDATIONS

A. Do a case study on 5 or 6 Mission homes which need rehabilitation

i. Relevant data from willing home/apartment owners is to be collected: income, job and credit information, appraisal of property value, nature of desired repairs, and cost of repairs.

ii. Strict confidentiality is to be honored. The names and precise addresses of participating residents will not be revealed to anyone.

iii. Purpose of the study - advantages to be gained by the MCO.

a. HDC/MCO will learn exactly which segments of the Mission population can not get rehabilitation loans under current bank policy.

b. By having hard facts showing the current inadequacy of the banks' efforts, the HDC/MCO will have a stronger negotiating position when it approaches agencies for help in solving the Mission's housing problems.

B. Develop and carry out an on-going reproducible rehabilitation program using MHDC and Model Cities funds, prior to negotiations with banks.

i. Reasons from community viewpoint:

a. By carrying out the necessary research, MHDC will be able to document the locations and the degree of rehabilitation that is needed throughout the Mission.

b. By having the program, the community will gain confidence in its Model Cities/MCO leadership's ability to accomplish meaningful housing improvements.

ii. Reasons from banks viewpoint:

a. If there is a rehabilitation program in operation, the banks will have greater confidence in the HDC/MCO. They will then be more willing to provide additional funding.

b. If the community's funds were put into this program for research and development, the banks would see that the community itself has confidence that the rehabilitation process will be successful.

C. Go talk with upper management bankers at the major bank's central headquarters.

i. Reasons

a. High level officers may have access to financial resources that branch level bankers can not touch.

b. The upper management is often the most receptive group within a corporation to "social-concern" proposals.

c. The branch manager or loan officer does not have the power to alter the necessary bank policies to make an adequate number of loans to meet the Mission's housing needs.

d. Consequently, branch officers appear more insecure about their position. They are not able to take risks on "social-concern" proposals, without prior approval by upper management.

ii. Facts to present to the bank

a. Show them the case study results that illustrate how difficult it is for a "typical" Mission homeowner to secure a bank loan.

b. Stress the argument that unless Mission residents are able to acquire loans at reasonable rates, the Mission housing stock will continue to deteriorate.

c. Point out that it is in the bank's interest to operate in a healthy community atmosphere. A situation in which a large number of residents are unable to secure rehabilitation loans is an unhealthy situation.

d. One of HDC's strongest arguments is that the Mission District is becoming a more secure and promising area. Hence it is more attractive financially for banks' investment funds. The reasons for this change are:

1. There has been an increasing sense of community pride and awareness during the past several years.

2. Any project or bank investment that tries to improve the Mission's housing conditions will have the assistance of a strong community organization (the MCO).

3. The related Model Cities funds and programs serve to concurrently improve the Mission's "quality of life" and its future potential.

iii. Things to ask for

a. Have the bank designate the Mission "a special developing area" which would entitle Mission residents special consideration.

b. Have the bank loosen its credit qualifications for borrowers and offer loans on more favorable terms.

c. Work out new methods to accomplish the goal of increasing homeownership by Mission residents.

d. If the banks' appraisal methods of determining economic life of housing structure is a barrier to getting loans, have the appraisal philosophy changed.

e. If home improvement loan programs do not apply to multi-family dwellings, have this policy changed. (i.e., we suspect that only commercial loans apply to multifamily rental property. The interest rates on commercial loans is higher than for home improvement loans.)

f. Ask the bank for an outright grant program. The Bank of America could certainly afford to donate over $500 per month to fund a well thought-out volunteer-labor rehabilitation program. Such a program could supply materials to families who have only minor repairs in their homes and who do not desire to secure a bank loan. There is precedent for such a proposal.

g. Explore with the banks how existing programs could be better utilized. This could lead to information on exactly what type and volume of loans are currently being made.

h. Ask the bank to work with the insurance companies so as to eliminate the high risk status normally given to the Mission area. A change in the risk-status could lower the costs of business and housing insurance.

i. See what government programs exist that the bank and the MCO could jointly apply for; e.g., FHA 236 funding of future new housing developments.

j. Try to put together a comprehensive loan package. See whether the integration of the $500,000 Model Cities funds into the loan package will give the HDC more bargaining leverage.

iv. Things to offer the bank

a. Favorable publicity within the Mission

b. Favorable publicity nationwide. The bank could cite its involvement in the Mission whenever people challenge the bank to act in a "socially responsible" manner.

c. A more healthy social-psychological atmosphere would result in the Mission. The bank has much to lose in a socially tense atmosphere. Bank of America explicitly recognized this fact when commenting on the Isla Vista tragedy.

d. The bank will be doing its part in arresting the process of housing and urban decay that has afflicted America's cities.

e. The MCO can offer to start a campaign whereby Mission residents transfer their savings/checking accounts to the participating banks.

v. Negotiating approach

a. Be armed with hard facts on the extent of the Mission's housing problems, the difficulties in obtaining loans.

b. Have examples of other banks or corporations in the United States who have made sincere attempts to apply their resources to the problems of urban minorities.

c. Know exactly what that particular bank has and has not done in the area of urban problems.

d. Quote passages from their own publications that purport to address areas of social concern. (Bank of America has an internal report that makes specific recommendations concerning future action in the Mission area. It is entitled Mission District Redevelopment - May, 1971. See Appendix A.)

e. The MCO team should project an image of strength and dedication. If the bank perceives that the MCO indeed has broad based community support, the bargaining power of MCO is increased.

f. It is doubtful that possession of branch by branch loan/deposit statistics will increase MCO's bargaining power, (based on our discussions with various bank executives and branch managers).

g. The initial negotiating approach should take a cooperative tone, because pressure tactics at an early stage may result in closing communication channels to upper management.

h. At a later stage in the negotiation process, pressure tactics might be useful. However, the MCO must carefully weigh beforehand the potential benefits of a successful pressure approach against the potential liabilities of an unsuccessful pressure approach, i.e., it may do MCO more harm than good if it acquires a "Mafia tactics" reputation among the San Francisco business community.

APPENDIX A

Bank of America Internal Report on the Mission District's Problems

Some people within the Bank of America have written a report that gives general information about the Mission, Mission branch policy, and specific recommendations concerning future dealings with the Mission Model Cities organization. This report, dated May, 1971, has been submitted to the Bank of America Urban Affairs Department.

The report, entitled: Mission District Redevelopment - May, 1971 generally recommends:

1) No consolidation of Bank of America branches or services in the Mission

2) More Spanish-speaking officers and minority and welfare administration space

3) Greater consideration for the living, working and employment conditions of Mission District residents when processing or designing future loan programs

4) Possible loan programs for groups of 2-3 families for purchase of multifamily units

5) Bank of America should work with insurance companies to reduce or eliminate the high-risk status given to the Mission area; this risk categorization makes business and housing insurance rates very expensive.

6) Develop new ways to advertise in the Mission, current and future loan programs and services

7) Find new solutions for homeownership by minorities in the Mission

8) Use new incentives to encourage homeowners and landlords, not living in the Mission to make improvements on their properties

9) Work closely with MCO and the Mission Model Cities organization to improve the quality of life in the Mission

It is strongly recommended that MHDC work towards having Bank of America implement the recommendations of this internal report.

APPENDIX B

Findings For Questions 4, 5, 6, and 7

We were unable to obtain branch by branch loan statistics (question 4). There is a Northern California Real Estate Research Council whose sole function is to collect bank and loan statistics and to publish the results in a publication called Loan Recording Statistics. Their data is of no value to the MCO because it is compiled on a county by county basis.

Neither the Federal Reserve Bank nor the Federal Deposit Insurance Corporation were of any help. However, we learned from several Bank of America officers that there exists a publication called Annual Bank Comparisons, which does list the average total value of loans outstanding and average balance in various savings, checking, and time accounts on a branch by branch annual basis. This publication is confidentially exchanged only among the major banks' headquarters to give them a general indication of their relative penetration of the market; the bank officers said they could not release this information to us. These figures would probably prove to be of little use in negotiating because of their generality, other than giving MHDC a general indication of the relative size of various accounts and of "average" total loans retained by the branch.

Banking Programs and Policy

Results

The following section is a detailed analysis of on-going bank programs and policy, largely based on interviews with Bank of America executives and branch managers. The results of these interviews document some of the suspicions of Mission District residents that banks do not have current programs to meaningfully meet their housing needs. However, the results also indicate some meaningful directions of research and negotiations that could help meet their needs.

Actual calculations behind the program indicate that Bank of America generally expects to make a profit on "minority-housing" loans comparable to the profit on their prime-rate loans. For example, the New Opportunity Home Loan program actually offers loans to minority families at 8½% rather than at the advertised 7%. This program exemplifies the fact that banks generally expect to serve qualified "middle-class" families, and that they are not oriented towards meeting the needs of the low-to-moderate income Mission families. Bank of America regional officials view loans in the Mission as higher risk than those in the other parts of California. If the loans to deposits ratio approaches the .8 to 1.0 level, the Bank of America branch thinks it is making too many risky loans; compare this to the fact that Palo Alto branch of Wells Fargo is proud of their "profitable" ratio of 2½:1 of loans over deposits. A wide number of banks would be necessary to assist in granting loans because executives in Bank of America's California division have expressed their feelings that Bank of America is over-penetrated and over-loaned in the Mission District.

Moreover, changes in borrower and structure requirements will be needed before banks can meaningfully help the Mission housing problems. The average Mission resident has great difficulty in qualifying for a rehabilitation or home ownership loan. In addition, the bank's method of property appraisal apparently restricts over 90% of Mission housing from receiving adequate loans.

However, the Bank of America has begun to open some new loan programs that could be adopted to meet some of the housing needs. Specifically, the headquarters of Bank of America administers a Minority Housing Development Projects program that has loaned $45 million, according to the bank's Factsheet, June 1971. This program could assist in financing new housing developments in the Mission; similar to the Stanford Mid-Peninsula Urban Coalition's housing project. The Mission Housing Development Corporation might consider working with Bank of America's Realty Loan Officer, Senior Vice-President, Charles E. McCarthy, who administers this new housing loan program. Furthermore, by negotiating with Mr. McCarthy, MHDC could work for meaningful changes in borrower and property requirements so that more of the Mission's housing needs could be met.

These reforms should be investigated so that the banks could more meaningfully assist in up-grading the Mission District during the current Model Cities program. The senior management council of the major banks should be asked to alter their banking policies in the Mission in order to assist in this community upgrading.

APPENDIX C

Methodology

To answer questions 1, 2, and 3, we conducted a phone questionnaire. Question 4 was pursued through talks with the managers of three Palo Alto banks, the San Francisco Federal Reserve Bank's research department, the Federal Deposit Insurance Corporation, several officers at the Bank of America's World Headquarters, and the Northern California Real Estate Research Council.

In order to research question 5, we need detailed income and housing data from five or six Mission residents. Without this information it is impossible to determine which branch banks would be easiest for Mission residents to work with. Unfortunately, the HDC and MCO leadership was unable to provide a list of people from whom we could try to start this case study approach. Therefore, question 5 is unanswered.

Question 6 was partially answered when we inquired about overall bank policy. Once again, however, precise details for each bank's lending criteria cannot be ascertained unless we can sit down with a loan officer with hard facts that could be provided from a case study.

Questions 7 and 8 were pursued by interviewing upper management officers at the Bank of America's, San Francisco headquarters, various branch managers, persons connected with the San Jose Model Cities program, and directors of the Stanford Mid-Peninsula Urban Coalition.

A listing of our interviews appears at the end of this report.

Interviews

A. Wells Fargo Bank, Mr. L.W. Liston, Asst. Vice President and Branch Manager, Stanford Industrial Park Office, Palo Alto, Sept. 28, 1971.

B. Bank of America, Mr. Gene Tolomei, Manager, Stanford Financial Square Branch, Palo Alto, Sept. 28, 1971.

C. Bank of America, Mr. J.P. McDermott, Vice President and Manager, and Mr. T.J. Meckfessel, Loan Officer, Palo Alto Branch, Sept. 29, 1971.

D. San Jose Model Cities, Mr. Roy Levesque, Housing Coordinator, Sept. 30, 1971.

E. San Jose Redevelopment Agency, Mr. John Jorgel, Director, October 1, 1971.

F. Bank of America, Mr. Summerfield, San Jose Model Cities Mortgage Finance Officer, and Mr. Al Miller, FHA 235 Loan Officer, Oct. 1, 1971.

G. Federal Deposit Insurance Corporation, Mr. Kamrath, San Francisco, Oct. 3, 1971.

H. Federal Reserve Bank, District No. 12, Mr. Beers, Assistant to Regional Administrator of National Banks, San Francisco, Oct. 3, 1971.

I. San Jose Model Cities, Mr. Wallace Cartwright, Housing and Rehabilitation Coordinator, Oct. 8, 1971.

J. Bank of America, Mr. Jeffrey Friedberg, Asst. to Urban Affairs Officer, Oct. 8, 1971.

K. Bank of America, Mr. Frank Tones, Vice Pres. Urban Affairs Officer, and Mr. Jeffrey Frieberg, Oct. 11, 1971.

L. Bank of America, Mr. L.M. (Mick) Rand, Bank Locations Dept., Oct. 11, 1971.

M. Bank of America, Mr. Robert Styer, Asst. Director of Marketing Research, Oct. 11, 1971.

N. Bank of America, Mr. Bonducci, Director of Calif. Division (Operational Controller) and Mr. Ed Lynch, Asst. Vice. President, Oct. 11, 1971.

O. Bank of America, Mr. Howard Topping, Statewide Coordinator of Business Dev., Oct. 11, 1971.

P. Bank of America, Mr. Gomez, Public Information Officer, Oct. 11, 1971.

Q. Stanford Mid-Peninsula Urban Coalition, Mr. Peralta, Asst. Director of Housing Development Corporations, Oct. 12, 1971.

R. Urban Coalition Housing Development Corporation, Mr. Alan Maremont, Oct. 21, 1971.

S. Bank of America, Mr. Greg Black, Northern California and San Francisco Regional Officer, California Division, Oct. 22, 1971.

THE FOLLOWING PEOPLE WERE NOMINATED TO PRE-CONVENTION COMMITTEES AT THE M.C.O. DELEGATES COUNCIL MEETING OF AUGUST 21, 1969:

By-Laws & C

Curtis Jones (Chairman)
Raul Moreno (Co-Chairman)
Earl Blanchard
Joan Bordman
Lavina Hernandez
Carl Sundahl
Richard Martin
Steve Romero
Louis Josephson
Jim Hagan
Pedro Cartagena
Lazaro Morgan
Cesar Elvir
Cora Cruz
G.R. Taylor
Frank Lopez
Elmer Schmidt
Dolores Oviedo
Guillermo Alcaine
Linda Marquez
Sister Sharon
Guillermo Vivas
Dan Rubi
Sandor LeBlanc

Nominating

Elba Tuttle (Chaiman)
Henry Cruz (Co-Chairman)
Angie Alarcon
Earl Blanchard
Guillermo Mendoza
Marina Guerrero
Bob Kreuzberger
Sal Cordova
Ina Spackman
Lydia Lebron
Orland Salazar
Bob Jimenez
Al Maestas
Isabel Orozco
Richard Carrillo
Ernie Iglesias
Jose Wheelock
Virginia Sheldon
Ken Marcellous
Jose Garcia
Bob Baumgarten
Jim Hagan
Sharon Duggan
Lottie Yates
Madonna Gilbert
Dorothy White
Dorothy Santos
Vito Saccheri
Jack Hunkin
Fay Farrar
Jim McCamant
Jose Mejia
Enola Maxwell
Joe Torres
Manuel Larez
Jack Sandoval
Dave Florence
Bill MacMurray
Jimmy Ginn
Guillermo Alcaine
Audrey O'Gilvie
Ben Lopez
Julio Rocha
Elaine Sundahl
Carmen Amador
Bob Jimenez
jim Zimmerman

Policy/Resolutions

Jess Hernandez (Chairman)
Alex Soria (Co-Chairman)
Jim Queen
Bill MacMurray
Butch Salazar
Ron Loomis
Jim Donton
Dorothy White
Manuel Larez
Arturo Martinez
Richard Martin
Judith Dunlap
Isabel Semolic
Angi Alarcon
Jesus Campusano
Ricardo Frias
Guillermo Frias
Naomi Benardo
Enola Maxwell
Gary Eberline
David Sanchez
Abel Gonzalez
Roberto Talavera
Rosario Anaya
Roberto Lopez
Carlos Perez
William Olguin
Miles Riley
Rev. Vega
Guillermo Camballido
John McCarthy
Alex Zermeno
Sal Cordova
Ed Sandoval
Frank Sanchez
Ben Rivera
Robert Gonzales
Ray Pena
Ray Anclondo
Elaine Sundahl
Estrella Salaver
Ness Aquino
Jim Alegre
Luis Kemnitzer
Ernie Iglesias
Maxamillian Villanueva
Jose Carmona
Joe Solis
Herman Gallegos
Gregory Sotelo
Mike Molano
Juan Romero
Mary Salazar
Jack Bourne
Dan Rubi
Salamo Sua
Juanita del Carlo
Dessie Sandoval
Joel Hernandez

Arrangements

Roger Hernandez (Chairman)
Jose Luis Parra (Co-Chairman)
Virginia Sheldon
Ben Ramos
John Ramirez
Marian Berntsen
Jim Goodman
Audrey McCamant
Kathy Huerta
Cesar Custodio
A. Montenegro
Lewis Christie
Jose Estrade
Guillermo Orozco
Joe Del Carlo
Arturo Martinez
Ramon Pena
Cesario Madrigal
Jose Pinoto
Donald Dudley
Ophelia Baldarama
Maria Salazar
Jose Prieto
Francisco Montes
Hector Delgado
Olga Moreno
Domingo Diaz
Elmira Neal
Bob Huerta
Juan Escobar
Hector Hernandez
Hugh Griffith
Robert Blumenstock
T. Tijerina
Jose Miranda
Tom Mullins
Ed Sandoval
Jess Hernandez
Roberto Talavera
Salvador Ornelas
Bob Guinan
Ed Malcolm
Melvin Olson
Guillermo Detrinidad
Jim Zimmerman
Chuck Ayala

The following additional nominees were presented to the Steering Committee meeting of August 28, 1969 and were nominated to the committees listed below:

By-Laws: Jerry Collins; Mauricio Carcamo

Nominating: Fr. O'Malley; Efren Padilla; Jose Romo; Rafaela Canelo; Marina Amaya; Milagros Ocacio; Paul Rodriquez; Enrique Espinoza; Ben Spicer; Dolores Haines; Tony Cimino; Bertrand T. Cooper

Policy/Resolutions: Pedro Lopez; Sammy Sandoval; Manuel Medina; Flor de Maria Crane; Ralph Crane; Patricia Andrews; Irene Medina; Sister Clare; Oscar Remos; Lester Finster; Maruja Dole; Gretchen Davis; Octavio Vega; Howard Fuller; Hilda Aguilar.

Arrangements: Leopoldo Cermeno; Jose Pinedo; Armanda Villagran.

2ND CONVENCION ANUAL - OCT. 18, 1969 - M.C.O

Rev. William Justice, Presidente
del Comité de Credenciales
Segunda Convención Anual
Mission Coalition Organization
2505 Folsom Street
San Francisco, California 94110

Estimado Padre Justice:

1. Nosotros _____ Deseamos ser representados en la Segunda
(nombre de la Organización)

Convención Anual de la Mission Coalition Organization.

2. Clase de grupo (Marque uno)

Iglesia _____ Sindicato Obrero _____ Club Social _____

Club Cívico _____ Club del Vecindario _____ Club Nacional _____

Welfare _____ Club de Jóvenes _____ Inquilino _____

Dueño de casa _____ Negociante _____ Otro _____

3. Nuestra organización consta de _____
(número de miembros)

4. Tenemos reuniones _____
(día, fecha de reunión)

Las reuniones se llevan a cabo en _____
(Lugar)

5. Certificamos que la información que antecede es verdadera.

(f) _____
Presidente

(f) _____
Secretario(a)

(Si uno de los oficiales que deben firmar esta declaración no está accesible, el oficial que le sigue en rango debe firmar)

6. Número de Delegados a que tenemos derecho _____ Número de Suplentes _____

(Las organizaciones que tengan de 10 a 50 miembros tienen derecho a presentar delegados al equivalente del 20% de sus miembros y 3 Suplentes. Los que tengan de 51 a 200 miembros tienen derecho a 12 Delegados y 4 Suplentes. Los que tengan más de 200 miembros tendrán derecho a 15 Delegados y 5 Suplentes.)

7. Devuelva esta declaración a: COMITE DE CREDENCIALES del M.C.O. 2505 Folsom Street

8. Devuelva esta declaración antes del 20 de Septiembre de 1969.

2ND ANNUAL CONVENTION - OCT. 18, 1969 - M.C.O.

Father William Justice, Chairman
Credentials Committee
Mission Coalition Organization's
Second Annual Convention
2505 Folsom Street
San Francisco, California 94110

Dear Father Justice:

1. We the _____ wish to be represented at
(Name of Organization)
the Second Annual Convention of the Mission Coalition Organization.

2. Type of Group (Check One):

Church _____ Labor _____ Social _____ Civic _____

Block _____ National _____ Welfare _____ Youth _____

Tenant _____ Homeowner _____ Business _____ Other _____

3. Our organization has in its membership _____
(Number of Members)

4. We hold our regular meetings on _____
(Day, Date of Meeting)

5. We meet at _____.
(Place of Meeting)

5. This is to certify that the above information is true.

SIGNED _____, President

_____, Secretary

(If one of the officers requested to sign this statement is not available, the statement shall be signed by the next ranking officials of your organization.)

6. Number of delegates we are entitled to _____. Number of alternates_____.

(Organizations with 10--50 members shall be entitled to Delegates equal to 20% of their membership and 3 Alternates. Organizations with 51--200 members shall be entitled to 12 Delegates and 4 Alternates. Organizations with over 200 shall be entitled to 15 Delegates and 5 Alternates.)

7. Return this statement to: MCO CREDENTIALS COMMITTEE
2505 Folsom Street
San Francisco, California 94110

8. The deadline for the return of this statement is September 20, 1969

S.F. DIST. MISSION. MISSION CREEK CONSERVANCY

Santa Clara—January 12, 1777
Inspired by St. Francis she founded the Poor Clares. She died at Assisi 1253; her feast is August 11. The television eye and antenna proclaim her patroness.

San Buenaventura—March 31, 1782
St. Bonaventure, born in Tuscany, became General of the Franciscans, known as the Seraphic Doctor. He died a cardinal in 1274; his feast is July 15.

Santa Barbara—December 4, 1786
St. Barbara was a martyr, popular in both the eastern and western Church. She was martyred in 235; her feast is December 4.

La Purisima Concepcion—December 8, 1787
This title shows an early California devotion to the patroness of the United States, the Immaculate Conception.

Santa Cruz—August 28, 1791
The Holy Cross has been a favorite title in the New World. Vera Cruz was the port of entry in Mexico.

Senora de la Soledad—October 9, 1791
Our Lady of Solitude is a devotion to Mary on Good Friday after the death of Jesus.

San Jose de Guadalupe—June 11, 1797
St. Joseph was the foster-father of Christ. San Jose is a city on the Guadalupe River.

San Juan Bautista—June 24, 1797
St. John the Baptist was the fore-runner of the Messiah, who preached the coming of Christ.

San Miguel Arcangel—July 25, 1797
St. Michael is mentioned in Daniel, in the Apocalypse, and in St. Jude's Epistle.

San Fernando Rey—September 8, 1797
King of Castile and Leon, St. Ferdinand was the soldier-saint against the Moors; he died in 1252; his feast is May 30.

San Luis Rey—June 13, 1798
St. Louis was king of France and the last of the Crusaders; he died in 1270; his feast is August 25.

Santa Inez—September 17, 1804
St. Agnes was martyred at the age of thirteen in the year 304; her feast is January 21.

San Rafael Arcangel—December 14, 1817
This angel is mentioned in the Book of Tobias. His feast is September 29.

San Francisco De Solano—July 4, 1832
St. Francis of this Sonoma Mission was born in Spain and labored many years in South America where he died in 1610; his feast is July 24.

Over the balconies in the transepts are two large windows, each with the figures of four angels trumpeting the praise of God. Under the stained glass on the right are the words: Te Deum laudamus. Laudate Domino. Exultate Deo. Gloria in Excelsis Deo. We praise Thee, God. Praise the Lord. Rejoice in the Lord. Glory to God in the Highest.

Under the left window we read: Deum Benedicimus; Pax Vobiscum. Soli Deo Gloria. We bless God. Peace to You. Glory to God Alone.

Dolores Street

The street in front of the Basilica is Dolores, a reminder of the Mother of Sorrows and the Via Dolorosa in Jerusalem. Some of the scenes of the sorrowful way are indicated inside of the Basilica, both in the way of the cross and the seven dolors.

Beginning on the left side the pilgrim makes the stations, which are represented in carvings on the pillars of the nave.

1. Jesus is condemned to death
2. Jesus carries His cross
3. Jesus falls the first time
4. Jesus meets His mother
5. Simon of Cyrene helps Jesus
6. Veronica wipes the face of Jesus
7. Jesus falls a second time
8. Jesus speaks to the women of Jerusalem
9. Jesus falls a third time
10. Jesus is stripped of His garments
11. Jesus is nailed to the cross
12. Jesus dies on the cross
13. Jesus is taken down from the cross
14. Jesus is laid in the sepulchre

The scenes of the Seven Sorrows are depicted in wood. The first sorrow is over the back door; the next three are on the right balcony and the last three on the left balcony.

Umbrella and Bell

In Mission Dolores Basilica is an umbrella, which some think is used for Eucharistic Processions; others believe it indicates a Bishop's church. The exact name for this umbrella is pavilion. This is the Latin and French word for a butterfly, for the cloth is spread out like wings of that floating flower.

Pavilion also indicated a coin of Philip of Valois (1329), which showed the effigy of the king seated under a canopy, or pavilion. The royal d'or was a similar coin of Edward, the Black Prince.

The pavilion of a basilica, however, along with the framed bell, indicates the church of our Holy Father, the Pope. The pavilion would be used to protect the Sovereign Pontiff from the sun or rain, and the bell would announce his coming to the faithful.

Madonna Shrines

On the back wall there is a ceramic of Our Lady of Guadalupe; the shrine of Mexico City, where the Virgin appeared to the Indian Juan Diego and left this image on his cloak.

In a parallel niche, is Our Lady of Perpetual Help, a Byzantine representation, venerated in Rome from the earliest centuries.

In the middle of the Basilica, on the right hand pillar, is Our Lady of Lujan, a sanctuary in the outskirts of Buenos Aires, Argentina.

On the opposite pillar, is Our Lady of Fatima, who appeared in Portugal to three children in 1917.

At the chapel of the Poor Souls, in front of the crucifix, is Our Lady of Jerusalem, a facsimile of the image above the altar on Mount Calvary.

At the military shrine of the Sacred Heart on the left, are the names of those who gave military service, and even their lives, for the country. The emblems are those of the United States of America and the Papal Flag. The Black Virgin is Our Lady of Czenstochowa, a famous sanctuary of Poland.

The small statues on the wall, within the sanctuary, are Our Lady of Lourdes, France, and the Little King, or Infant of Prague, Czechoslovakia.

Above the altar, in the ceiling of the apse, is a wood carving of Mater Dolorosa, with her seven sorrows.

Over the main aisle, at the organ loft, is the coat of arms of Pope Pius XII, who named Mission Dolores a Basilica on February 8, 1952.

Within the sanctuary is a statue of St. Pius X. Some statues of popular saints are located in the alcoves, on the right St. Anne and St. Theresa, on the left St. Rita and St. Anthony.

El Camino Real

Father Serra's Farewell to His Parents

"Words cannot express the feelings of my heart as I bid you farewell. I wish that I could communicate to my parents the great joy which fills my heart, then surely they will encourage me to *go forward and never to turn back*. But since first things are first, the first thing to do is to fulfill the word of God.

"Let them rejoice that they have a son who is a priest, though an unworthy one and a sinner, who daily in the holy sacrifice of the Mass prays with them with all the fervor of his soul. Goodbye my dear father. Farewell my dear mother."

Father Font Names Dolores

"We rode about one league to the east, one to the east-southeast, and one to the southeast, going over hills covered with bushes, and over valleys of good land. We thus came upon two lagoons and some springs of good water, meanwhile encountering much grass, fennel and other good herbs. We then arrived at a lovely creek, which because it was the Friday of Sorrows of Our Lady we called the *Arroyo de los Dolores*."

Father Crespi Describes the Golden Gate

"This report confirmed us in the opinion that we were at the port of our Father San Francisco and that what they reported was doubtless the estuary (the Golden Gate) described by Cabrera Bueno, the outlet of which we had not seen in coming down to the shore because of the intervening cliff."

Father Palou Begins Mission Dolores

"On June 29th the expedition arrived near its destination. The commander, therefore, ordered the camp to be pitched on the bank of a lagoon which Senor Anza had named Nuestra de los Dolores."

Father Font Predicts San Francisco

"So far as I have traveled, I have seen very good places and beautiful lands. I have yet seen none that pleased me as much as this. I do believe that, if it could be well populated, as in Europe, there would be nothing more beautiful in the world. This place has the best accommodations for founding on it a most beautiful city."

BACK COVER: *FATHER SERRA STATUE*

IN MISSION DOLORES CEMETERY

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Mission Dolores Calendar

Historical Edition

160th Anniversary Number

Vol. VIII JULY, 1936 No. 50

RT. REV. MSGR. JOHN W. SULLIVAN
Pastor
MISSION DOLORES PARISH
(Founded 1776)

Parochial Residence
3321 Sixteenth Street

Telephone:
MArket 0422

Rt. Rev. Msgr. John W. Sullivan
Pastor

Right Reverend Monsignor John W. Sullivan

Pastor of Mission Dolores Church

"Perhaps no man has done more for Old Mission Dolores than our own Monsignor Sullivan." Thus spoke Rev. Thos. O'Kane, in pointing out Monsignor Sullivan, in his broadcast of the Mass in honor of Father Damien at St. Mary's Cathedral, at which the Monsignor attended. Upon his appointment as Pastor of Mission Dolores, Father Sullivan immedtately displayed a keen interest in the Old Mission. A comparison of the cemetery garden in 1916, all covered over with weeds, and the beautiful, well kept garden of today, which attracts the attention of the tourists from all parts of the world, gives proof to the interest and solicitude of Father Sullivan for the Old Mission. Oblivion faced the resting places of many of San Francisco's pioneers, and but for the care of Father Sullivan, there would now be even less to mark their existence in the early days of the city. He has done much to aid in identifying San Francisco's earliest families.

In 1917, Father Sullivan began the work of the reconstruction of the Old Mission. He restored it only sufficiently to preserve it in its original condition. The old tiles on the roof, which were lost or broken, he replaced by new ones. The new roof was then rested on steel girders, supported on steel columns resting on the ground, and placed in niches, cut in the adobe walls. The walls were then covered with plaster.

The cornerstone of the present new church had been laid in 1913 with Rev. P. J. Cummins as the pastor at that time. The work of completing the church was entrusted to Father Sullivan, who became pastor upon the death of Father Cummins. The first Mass was said in this church on Christmas Day, 1918. The new church is exceptionally sturdy. It was the intention of Father Cummins to erect a church that an earthquake would not shake down. The present towers were added to the church in 1926, the sesquicentennial year of the Mission. The interior beauty of the Church bespeaks the exquisite taste of Father Sullivan.

But Father Sullivan did not limit his attention to the Church and Old Mission. He has erected a beautiful, up-to-the-minute school with a spacious school yard, as well as the remodeling of the parish home. The parish today, thanks to Father Sullivan, boasts of a modern, complete unit, which will live for years to come as a credit to his memory.

As a brilliant scholar, seminary professor, efficient pastor, outstanding speaker, and extraordinary churchman, the parishioners of Mission Dolores admired and were proud of their pastor. Nor was Holy Mother Church unmindful of his work, for in the year A. D. 1931 he was elevated to the rank of a Monsignor. Thus when Monsignor Sullivan was stricken in September, 1933, the news came as a sorry blow for the parish. Nevertheless, we are happy to say that Monsignor is at present, in better health than at any time in his illness. He still maintains a keen and active interest in parish affairs. He is personally supervising the installing of new stain glass windows in the church, which will provide additional beauty to the interior of the church. In the near future, it is his fond hope to erect a beautiful mosaic shrine to Our Lady of Perpetual Help in the rear of the church, which will be followed by a similar shrine to the Little Flower, St. Theresa.

Nor has his interest in the Old Mission dwindled. Hardly a morning passes, than he may be seen walking through the Mission Garden, which he loves so well.

The 160th Anniversary of the Founding of the Mission, also marks the 20th year of Monsignor Sullivan's pastorate in the parish. Speaking in behalf of the clergy and parishioners, we join on this occasion in congratulating Monsignor Sullivan for his wonderful accomplishments in the parish. May Almighty God spare him for many years to come, to continue the wonderful work which has marked his pastorate.

MISSION DOLORES 1776 - 1936

Before Father Serra had set out for Northern California, while he and the governor-general, Galvez, were discussing the names for the prospective missions of Alta California, as our California was then called, Father Serra had asked:

"And for our Father, St. Francis, is there no mission?"

Galvez had answered:

"If St. Francis wants a mission, let him cause his port to be found and it will be put there."

Spain had felt the need of a safe port on the California coast, that the galleons returning from the Philippines might find safe anchorage. But though Cabrillo had sailed as far north as Point Reyes, and many a galleon was lashed in storms off the Mendocino bluffs, and Francis Drake had pirated all along the coast, none had yet seen the Golden Gate.

Monterey Bay, however, had been recorded, and to find and occupy it, lest the Russians take it, was the military object of the expedition which Serra used as an apostolic opportunity.

In July, 1769, Captain Gaspar de Portola set out to find the Bay of Monterey. With him went Father Juan Crespi and Francisco Gomez, Captain Fernando Rivera y Moncada, Lieutenant Pedro Fages, Engineer Miguel Costanzo, Sergeant Jose Francisco Ortega and sixty soldiers and Indians. They came to the Bay of Monterey, but did not recognize it as such.

By October 7th the party was hungry and exhausted. But Portola detached a small party under Sergeant Ortega Gomez and sent them north. With him went Fathers Crespi and Gomez. On the Feast of All Saints, they climbed a mountain ridge and saw that arm of the sea now known as lower San Francisco Bay.

Long after, Father Serra, hearing of the find, claimed it for St. Francis of Assisi.

In 1774, Father Palou and Captain Rivera came again, and on December 4 they scaled what we know now as Sutro Heights and saw what Fremont later called the Golden Gate. "Observing," writes Father Englehardt, "that the steep declivity was at the very entrance of the channel, and that no Spaniard or Christian had ever set foot on its summit, Rivera and Father Palou resolved to plant the Standard of the Cross there. It was accordingly constructed of strong round timber and raised on the spot where it could be seen from the shore."

In the meantime, another expedition was under way from Mexico to anticipate a Russian occupation of San Francisco's harbor. Captain Juan Bautista de Anza was marching overland from Sonora.

In July, 1775, the ship San Carlos, commanded by Captain Juan Bautista de Ayala, set out from Monterey, bearing Father Santa Maria, who conducted a novena for success in honor of St. Francis. The San Carlos arrived outside the Golden Gate on the ninth day and entered the gate to anchor near North Beach.

Another group, under command of Lieutenant Jose Joaquin Moraga, and in the company, Fathers Francisco Palou and Pedro Cambon, journeyed to San Francisco overland from Monterey, arrived near the harbor on June 27, and with Holy Mass on June 29, the Feast of the Apostles, Saints Peter and Paul, five days before the Declaration of In-

dependence, founded Mission Dolores. Father Palou, however, dates the founding from August 1, 1776, when construction work was begun. The chapel was blessed on October 8, and high Mass in honor of St. Francis was sung therein. This day marked the formal opening of Mission San Francisco de Assis on the Laguna de los Dolores.

Great progress was soon made. The annual average for baptisms from 1791 to 1795 was 207. The mission, however, did not develop as some in the South, because the climate was too severe for many Indians subject to epidemics. As a hospice for the sick, San Rafael was later founded.

The history of Mission Dolores makes stormy reading, for there was often trouble caused by the Spanish and Mexican politicians.

The mission was more visited than others by sailors of all races. There were romances. Up to and including 1834, the year of confiscation, 7014 Indians were baptized at Mission Dolores, 458 whites. Franciscans remained as pastors until October, 1845, the last Franciscan being Jose M. Real.

After the confiscation, the mission was much neglected until in 1846 Bishop Diego appointed as its first diocesan pastor Father Prudencio Santillan.

Near the mission a little town of 250 souls in 4846 had grown, called Yerba Buena. Its name was changed to San Francisco in 1874. But it is beyond our scope here to tell the history of the city.

As the gold rush drew Americans, a new church was established for them on Vallejo street and called for St. Francis of Assisi.

A seminary was begun at Mission Dolores in 1853 and continued a precarious existence until 1866, when it was closed because there were only three students.

Eight diocesan priests served as pastors until 1916, when Father John W. Sullivan, S.T.L., lately made a domestic prelate, was appointed. Monsignor Sullivan, with the cooperation of public spirited citizens, restored the mission and its cemetery with regard to historical fitness.

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IN OLD MISSION CEMETERY

In the shelter of the ancient adobe wall, with the padre's care insuring them lasting peace, lie the bodies of San Francisco's first aristocrats, the Spanish dons of 100 years ago. Splendid gentlemen, gallant lovers, proprietors of great ranches were these early day noblemen. They lived their span in the gay village of St. Francis, and passed at length to a quiet rest in the cemetery of the mission, where their faith had first taken root and grown.

To those Spanish aristocrats and their families, San Francisco owes not only the establishing of their city, but also its wealth of tradition—that true California tradition which allowed no stranger to be turned away without first having shared the open-handed hospitality shown to all.

The tradition of the Mission has it, that the first burial, that of a child of nine, Francesca Alverez, daughter of a Spanish soldier, was made March 4, 1777. The first Christian Indian buried was Pedro, a four-year-old son of pagan parents, who met death by falling into a copper kettle of boiling water. He was buried August 28, 1777.

On July 13, 1785, Lieutenant Jose Joaquin Moraga, first commander of the Presidio, died. The padres, grateful for his devout work in the establishment of their church, honored him with burial under the altar of the "new church," dedicated on Laetare Sunday, April 3, 1791.

From 1830 to the present, the cemetery has been the resting place of a host of the great figures of early-day San Francisco. Among the dons buried there are Hon. Don Francisco de Haro, first mayor or alcalde, who died in 1849; Don Francisco Guerrero, second alcalde, 1844; Don Francisco de la Cruz, Don Jose Noe, Don Candelaria Valencia and Don Jose Jesus Bernal.

What names are those in the city's tradition! Don Francisco Sanchez was one of the richest noblemen of the region. He was the original owner of the famous Buri-Buri rancho, which covered a third of San Mateo county, and today is the site of Spring Valley Water Company's preserves. Don Jose Noe's rancho covered the present Eureka Valley, and Don Jose Bernal's once included Hunter's Point.

Of all the dons, perhaps Don Candelaria Valencia was the most striking. He was enormously wealthy and always maintained a lavish hospitality, even for the days when hospitality everywhere was unbounded, at his hacienda. Valencia dressed more elegantly and rode more expertly than any horseman in the province. His son, Estacio, was one of the first Californians to marry into the American families which came to the city with the advent of American rule. He espoused Ann F. Moses of Westfield, Mass., who had come over the mountains in 1846 with the Sam Brannon party. Even today her grave is plainly marked, though her husband's has been lost.

A recent discovery by Rt. Rev. Monsignor Sullivan led to the identification of the Noe family grave. It was an ancient unmarked tomb, its original wooden marker long since destroyed or lost. Excavations reveal three wooden caskets, which have been interred since in the Old Mission Church. The new headstone reads, "Sacred to the memory of Victor Noe, died April 7, 1871, aged 76 years." Don Victor was the son of Don Jose Noe, owner, of the Noe Valley estate, who came to San Francisco about 1789. Near Don Victor are the remains of his infant sons, Ignacio and Eustague Guadalupe. On entering the cemetery, one may see immediately the grave of Jose Jesus Bernal, he who strove to keep Hunter's Point, as a part of his great rancho.

Also at the entrance of the cemetery may be found the pretentious and befitting grave of Don Luis Arguello. On the tombstone one may read, "Here lies the remains of Don Luis Antonio Arguello," first governor of Alta California under the Mexican regime. Save for the grave of Lieutenant Moraga's, his probably is the oldest identified grave of the cemetery, although it is certain that most of the settlers, during the mission's first fifty years, lie here also. Much of the early Mission's history is obscured by the fact that the records of the cemetery were either lost, stolen or burned during Mexican regime. The Mexicans secularized the Mission, and in the confusion following, much that would be valuable to historians is lost.

Although Spanish names are predominant among the old tombs at the Mission Dolores Cemetery, those of other legendary figures in San Francisco life stand out among the graves. James P. Casey, assassin of James King of William, proprietor of the Evening Bulletin in 1856, finds there peace with God. "May God forgive my persecutors" pleads his headstone. He was executed by the Vigilantes for the deed.

James "Yankee" Sullivan lies beneath a more vindictive gravestone. He was arrested in 1856 for stuffing the ballot box, and died from a mysterious knife wound in the back. His friends laid the deed to the Vigilantes, but this the committee steadfastly denied. At any rate, inscribed on the tombstone are these words:

Died by the hands of the V. C.
May 31, 1856
Aged 45 years

Anthem:
Remember not, Oh Lord, our offenses
Nor those of our parents.

Also buried around the little Mission Church are between 5,000 and 7,000 Indians, of which no slabs exist to point out their resting place. Grass fires in the cemetery from time to time have burnt most of the old wooden slabs over the graves. In the memory of all the "Forgotten Dead," Monsignor Sullivan has erected a beautiful shrine of Our Lady of Lourdes. Whatever the estate in which they died, all those pioneers are at rest now. Even the evil has not lived long after them.

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FEASTS OF THE MONTH OF JULY

July 1—Feast of the Precious Blood.
July 2—Visitation of the Blessed Virgin Mary.
July 3—Pope Leo II, Pope, Confessor.
July 5—St. Anthony Mary Zaccharia, Confessor.
July 6—Octave of the Feast of St. Peter and Paul.
July 7—Saints Cyril and Methodius, Bishops and Confessors.
July 8—St. Elizabeth, Queen.
July 10—The Seven Brothers, Martyrs.
July 11—St. Pius I, Pope and Martyr.
July 12—St. John Gaulbert, Abbott.
July 13—St. Anacletus, Pope and Martyr.
July 14—St. Bonaventure, Bishop, Confessor, Doctor.
July 15—St. Henry, Emperor, Confessor.
July 16—Our Lady of Mount Carmel.
July 17—St. Alexius, Confessor.
July 18—St. Camilius, Confessor.
July 19—St. Vincent de Paul, Confessor.
July 20—St. Jerome Emiliani, Confessor.
July 22—St. Mary Magdalen, Penitent.
July 23—St. Apollinaris, Bishop and Martyr.
July 25—St. James, the Apostle.
July 26—St. Anne, Mother of the Blssed Virgin.
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July 31—St. Ignatius, Confessor.

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Mission stret originally was a wagon road from Mission Dolores to the waterfront, the bay being where First street is. From Mission Dolores, "Old Mission Road" ran to San Jose, for a time the capital of California. It was a heavily traveled road for many years prior to the construction of the San Jose and San Francisco Railroad. Stage and other robberies along that road were charged to Joaquin Muricta and his desperadoes.

Wealthy landowners among the famous old Spanish families had grouped their haciendas along the Mission road and south of Mission Dolores. They included the Noes, one of whom had been alcalde; the Valencias, Bernals, Guerreros, Sanchez and the De Haros, who owned the Potrero.

Land ownership was the chief incentive for conquistadores, padres, mariners of broad outlook and shrewd adventurers from afar in those times when Mission road was the only thoroughfare through the terrain now known as San Francisco and the Peninsula.

With the American influx, there came around the Horn stoutly timbered and well-cut frame houses, dismantled for shipment, and several of them were set up along what now is Mission street, which soon began to assume some importance. Natividad Hotel was an early American "stopping house" on the Mission road, widely known to wayfarers in the late forties and fifties.

It was the earliest "planked road" within and leading out of San Francisco. All mudholes and hollows were riprapped with heavy timber, roughly hewn or split. The timbering was extended for some distance, as hauling of salt, meat, vegetables and other supplies for ships increased.

The large Spanish holdings of land through which ran "Old Mission Road" became divided into American and Chinese farms, truck gardens, and dairy lands. The "Sunshine Belt" of the Mission was then called "Happy Valley."

Edwin Booth lived on the Mission road; and in the San Francisco directory of 1854, he is classified as a farmer, despite his histrionic talent.

Near the present intersection of Mission and Sixteenth streets a heavy fisted sea captain and an enterprising eastern adventurer with some money built San Francisco's first roadhouse, and named it "The Nightingale."

That was outside the city limits then and on the Mission stage route. When "The Nightingale" passed out of existence in the seventies, by process of being swallowed up in the growing young city, many tales persisted for some years of its "wild parties," heavy gambling, barbecues and feastings, also occasional rich robberies of great boldness.

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INTERESTING FACTS OF THE OLD MISSION

The beginnings of Catholicism within the present parish limits consisted, first of all, of the ministrations of the Franciscan Fathers, who came with the Spanish soldiers, settlers, and their families. Later the Fathers extended their Apostolic zeal to the neighboring Indian tribes.

It received the popular name "Dolores," from the nearby "Laguna de los Dolores," and is the sixth mission established in Upper California under Father Junipero Serra, O.F.M.

Founded June 29th, 1776, five days before the Declaration of Independence.

Dedicated October 3rd, and formal opening on October 8th, 1776.

First Marriage—January 7th, 1777.

First Baptism—August, 1776.

First Indians Baptized—June 24th, 1777.

First Burial in "Mission Chapel."—March, 1777.

Dona Concepcion Arguello baptized here February 26th, 1791.

No purchase price was ever paid for any of the church property of Mission Dolores. The land was alloted to the Missionaries by the representative of the Spanish King. In later years, the United States Government confirmed this grant.

Cornerstone of the present church laid by Father Palou April 25th, 1782, dedicated probably on Laetare Sunday, April 3rd, 1791.

It is built of adobe walls, four feet thick. The church is 114 feet long, 22 feet wide.

The original roof was of thatch, and tiles were made and put on the church roof in 1795.

The simple, massive details of the facade of the Mission Church are distinctly impressive. There are four heavy columns supporting the upper portion, wherein are the niches for the bells and wide overhanging roof.

The old ceiling of the church is of rough hewn timber (rough hewn redwood), lashed together with rawhide. Wooden pegs of manzanita commonly used in the structure. The ceiling remains as decorated by the Indians with vegetable colors, in a diamond pattern of red, yellow, blue and white.

Calpboards were placed on the outside Mission walls by Father Prendergast. The purpose was to preserve the adobe, which had begun to crumble. It is to be noted that those Mission churches which did not have such coverings rapidly fell into decay.

Father Junipero Serra visited Mission Dolores, 1777, 1779, 1781 and 1784. He administered Confirmation on three occasions.

The altars are made of wood, and are hand carved, arriving from Spain in 1780, as well as the statues. The painting and gilding is all the original.

In the Sanctuary is the Pascal Candle, which was made by the Indians.

In the cemetery, may be found the monument and grave of Don Antonio Arguello; graves of James P. Casey and James (Yankee) Sullivan, victims in 1856 of the Vigilantes, and some of California's early pioneers.

There have been four churches in Mission Dolores parish. First, there is the old Mission Church, which still stands. The second church was built whilst Father Brennan was pastor, and was dedidicated in 1876, the centennial year of the old Mission Church. The earthquake of 1906 so badly damaged this church that it had to be torn down. About 1910, a temporary wooden structure was built in the rear of the old Mission. The building served as the parish church until the present new church was built. The cornerstone of the new church was laid in 1913 with Rev. P. J. Cummins as the pastor at that time. The work of completing the church was entrusted to Rt. Rev. Msgr. John W. Sullivan, who became pastor on the death of Father Cummins. The first Mass was said in this church on Christmas Day, 1918.

ANNIVERSARY CELEBRATION

Lido's, a gay night club, was the scene of the enjoyable dinner dance held in celebration of the El Camino's fifteenth anniversary. Thirty couples attended, and a fine time was had by all.

AUTHENTIC HISTORY OF OLD MISSION DOLORES

The 160th anniversary of the Old Mission no doubt will create in some minds a keen interest in the Mission and the early history of San Francisco. Those who wish an authentic and very detailed history of the Mission may secure a copy of "SAN FRANCISCO or MISSION DOLORES," by Fr. Zephyrin Engelhardt (acknowledged authority on the Missions of California), in the Old Mission Office. Price $2. Old Mission pictures, souvenirs, bells, etc., may also be secured there.

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El Camino News

Election Results: Chaplain, Rev. Father Abrott; presidents, Joseph Woods, Lorraine Verdier; vice presidents, George Dickieson, Thersa O'Connor; treasurers, Robert Leary, Dorothy Miller; recording secretaries, Ted Kast, Mary Hennessey; financial secretaries, Ted Kast, Marie Culcasi; sergeant-at-arms, Edward Hewlett, Aileen Hennessey. The club and auxiliary extend their best wishes, and are ready with all the ability they possess to help the above officers to a bang-up, fun-filled term.

Installation

Over two hundred and fifty people witnessed the installation, ablely conducted by Master of Ceremonies John Ewing in the clubrooms June 16th. The old and new officers received the rewards and duties of their positions in a beautiful ceremony. Dr. M. R. Growney, past president, acted as installing officer. The girls were dressed in formals, the young men in tuxedos.

Greetings

The Auxiliary is happy to welcome into its fold four new members. Melba Schue, Mave McInnis, Mary Yates and Gertrude Wiley are the new sisters, and we hope they will soon be acquainted with their new brothers.

Whoops!

The depression is formally declared over. Al Georges just presented his beloved with a $700 engagement ring. However, there is no truth in the rumor that with the ring goes Pinkerton's ablest sleuth.

New Job

Tom Mitchell is now an accountant with a securities concern.

Handsome

Robert Leary always looks his best in a tuxedo.

Lost

Marie Dady thinks tennis is swell. We think it is not so good. Especially when it keeps Marie Dady away from El Camino.

Night Worker

Alice Garvey has an excuse. Business detains her from the club. But excuses are only good for so long. Says you, says Alice.

Happy

Glad to see Cecle Mahoney back. Howdy, Cecile.

Vacationist

Exams having been safely passed Dr. Ed Hewlett spends leisure days on the lazy Russian River.

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SEVENTY FIVE GRADUATE FROM GRAMMAR SCHOOLS OF THE PARISH

In a beautiful and impressive ceremony, which was held in Church on Tuesday evening, June 2nd, at 8 P. M., seventy-five boys and girls of the parish received their diplomas. Of these forty-seven were graduates of Notre Dame Convent, including: Dorothy Lacerda, Florence O'Rourke, Pilar Roces, Patricia Brown, Ann Gilespie, Mary Ann Stark, Patricia Connell, Romona Carillo, June Kalen, Mary Jane Lewis, Marcel Artoux, Mary O'Dowd, Dorothy Cummings, Mary Alice Hill, Peggy O'Neill, Jutte Gronberg, Dorothy Stewart, Dolores Holland, Lorraine Beebedier, Geraldine Bracken, Adele Collins, Margaret Dequine, Cecile Thein, Mary Jane Donovan, Beatrice Freethy, Mary Margaret Donohue, Jean Mooney, Eleanor West, Bernice McKee, Maurita O'Rielly, Marie Feenan, Mary McMahon, Mary Silvera, Margaret Kelleher, Cecil Mann, Catherine Johnston, Winifred Felder, Noreen Roberts, Catherine Dugan, Shirley Armitage, Dulce Chetham, Lorraine Pellison, Ursula Keelty, Helen Milosavich, Dolores Sullivan, Virginia Milisich, Mary Sabatini.

Of the graduates twenty-eight were from Mission Dolores Boys' School including Robert Browne, Frank Carthy, Harry Signori, Harry Richman, Billy Pearsall, Emmett Corrigan, Peter Sammon, Rudolph Kraus, Jack Wildermuth, John Smith, Ray Nelson, Donald Irwin, Charles Glysson, Robert Eddy, Billy Cahill, Robert Smith, George Glokoski, Albert Matli, Kevin Maloney, Warren Mone, Bert Stinson, Jack Lee, George White, Anthony Ochoa, Hugh McNern, John Block, George Guibor, Gerald Cruise.

The ceremony opened with the singing of the Ave Maria by Arcadelt; this was followed by the talk of Msgr. Chas. Ramm. In the opening remarks, the graduates were reminded of the importance of their diplomas, which signified that they had satisfactorily completed the prescribed course of study for the grammar grades; that they had conducted themselves in a satisfactory manner; the prestige of the school gave additional value to the diploma, especially considering the alumni, who had distinguished themselves in the world; and a prayer that they might be a credit to their school in future years. In his closing remarks, addressed to the parents and relatives of the graduates, Msgr. Ramm emphasized the three essential factors in education, that is, the home, the church and the school. He reminded the parents of their obligations and responsibilities toward their children, especially teaching them loyalty to their God, loyalty to their

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church, loyalty to their parents, loyalty to their fellowman, loyalty to themselves. The sermon was followed by the singing of the "Heaven's Resound" by Beethoven. The ceremony was concluded by solemn benediction of the Blessed Sacrament, during which the "Ave Verum" and "Tantum Ergo," arranged by a Sister of Notre Dame, were sung by the graduates. In the sanctuary were Monsignor Chas. Ramm, Monsignor John W. Sullivan, the parish clergy, torch bearers of the seventh grade, and the altar boys, taken from the Alumni of Mission Dolores. Robert Hayburn was the organist.

Novena To St. Anne

The annual Novena in honor of St. Anne at Mission Dolores will begin on Saturday, July 18th, and conclude on the evening of the Feast, July 26th. During the Novena, morning Masses will be at 6:30, 7:30 and 9 o'clock, followed by the veneration of the Relic of St. Anne. Evening devotions each day will be at 7:45 P. M., consisting of prayers in honor of St. Anne, sermon, benediction of the Blessed Sacrament, and the individual veneration of the Relic of St. Anne.

All our information concerning St. Anne goes back to about the year 150 A. D. In Nazareth, there lived a rich and pious couple, Joachim and Anne. They were childless. When on a feast day, Joachim presented himself in the temple to offer sacrifice, he was repulsed by a certain Ruben, under the pretext that men without offspring were unworthy to be admitted. Whereupon Joachim, bowed down with grief, did not return home, but went into the mountains to pray to God in solitude. Anne, also, having learned the reason of the prolonged absence of her husband, cried to the Lord to take away from her the curse of sterility, promising to dedicate her child to the service of God. Their prayers were answered; an angel of the Lord came to Anne and said, "Anne, the Lord hath looked upon thy tears; thou shalt conceive, and give birth, and the fruit of thy womb shall be blessed by all the world." The same promise was made by the angel to Joachim, who returned to his wife. Anne gave birth to a daughter, whom she called Miriam or Mary.

It is then as the grandmother of our Savior that St. Anne is venerated, and the growing devotion to her springs from the realization of her close kinship to our Lord and to His Presence in the Blessed Sacrament.

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CENTENNIAL CELEBRATION

The Centennial Celebration took place on Sunday, October 8th, 1876, at the old Mission grounds at 16th and Dolores. It began with a Pontifical Mass at 10:00 A. M., the Rt. Rev. Dr. O'Connell, Bishop of Marysville, officiating as celebrant. Beneath a tasteful Gothic arch, adorned with ferns, ivy, clematis and wreaths of flowers and tropical plants, the temporary altar was erected. Rev. Dr. Cassidy of Mission San Jose officiated as Deacon, the Rev. Fr. Garrigan as Sub-Deacon, and the Very Rev. Fr. Ginney, Vicar General, as assistant priest. Within the rail, presided His Grace, the Most Rev. Archbishop of San Francisco, attended by Rev. Frs. McSweeney and Richardson. Among the ecclesiastics present in addition to the secular clergy were representatives of the Order of St. Francis, St. Dominic and the Society of Jesus.

On the right of the altar were the Grand Marshal, James R. Kelly and his aides; on the left, His Excellency, William Irwin, Governor of California; Hon. A. J. Bryant, Mayor of San Francisco; Hon. T. B. Shannon, Collector of the Port of San Francisco; Hon. John Coghlan, United States District Attorney; Major General Vernon and staff; Brigadier General McComb and staff; Supervisors MacDonald, Roberts and Hayes; City and County Attorney Burnett; School Director Ames; the Spanish, Russian, Portuguese, Chilean and Costa Rican Consuls; D. J. Oliver and D. T. Murphy, Knights of the Order of St. Gregory.

Upwards of 5,000 people were present. The choir was under the direction of William Toepke, organist of St. Mary's Cathedral. Bethoven's Mass in C was rendered. At the Elevation, the military presented arms amid a roll of drums and the swell of martial music. At the Conclusion of the Gospel, His Grace the Most Rev. Archbishop advanced from the altar to the front of the platform occupied by the choir, and stated with regret that the sermon promised by the Rt. Rev. Bishop Grace of St. Paul, Minnesota, would not be delivered, owing to the unexpected illness of that revered Prelate. His Grace added that instead of the sermon in question, he himself would address those present, first in English and subsequently in Spanish.

After the Divine Service, a procession was formed of the various civic and military organizations and citizens anxious to participate in the celebration.

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At the command of the Grand Marshal the trumpets sounded to advance, and the procession moved along Dolores to 16th street, thence to Valencia, Market and Kearney, and the Old Plaza, now beautified by ornamental trees and shrubbery and called Portsmouth Square. The countermarch was to the right to Market, Eighth and the Mechanic's Pavilion at Mission and Eighth. At this point, the procession was reviewed by the Grand Marshal.

Notes from "Our Centennial Memoir," by P. J. Thomas.

Sesqui-Centennial Celebration

Responding to Monsignor Sullivan's inspiration, the public participated in a sesquicentennial celebration of the founding of Mission Dolores, starting October 9th and ending October 12th, 1926. On Sunday, October 10th, the Most Reverend Archbishop Edward J. Hanna dedicated the new Mission Dolores Church. Among the other prelates, whose presence added to the happy occasion, were His Eminence Patrick Cardinal Hayes, the late Most Rev. E. D. Howard, the Most Rev. John J. Cantwell, the late Most Rev. Patrick J. Keane, and the then newly consecrated Most Rev. John J. Mitty. In the afternoon, at 2:00 P. M., the civic parade started at Sansome and Market streets. Peter A. Bricca, Grand Marshal. The reviewing stand was at Mission Park, where the parade disbanded. The Mission Park program held under the direction of Supervisor Alfred Roncovieri, included a welcome by Mayor James Rolph, addresses by Archbishop Hanna and Judge John P. Davis, and a blessing by Cardinal Hayes. The following day was designated as Children's Day, and the final day, October 12th, as Memorial Day, with a Pontifical High Mass with Rt Rev. J. J. Cantwell as celebrant.

15th Anniversary of Club

Fifteen years ago, Monsignor Sullivan banded together a group of enthusiastic young men and women to form a social club for the youth of the parish. Thus the El Camino Club came into being, and immediately ranked among the finest social clubs of the city. The years have passed; the roster has changed names many times; but still the El Camino Club occupies the niche of prominence, in which the Monsignor placed her, when in the old meeting hall, June 14th, 1921, he rapped for order and said to the large group of young parishioners, "Young men and women, we are gathered here tonight to form," . . .

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On Sundays at 3:00 p. m. in the Old Mission.

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Second Sunday—The Ladies Sodality.
Third Sunday—The Infant Jesus Sodality.
Fourth Sunday—The Children of Mary, and the Holy Angels' Sodalty.
The Holy Name Society receives in a body quarterly: On the Fourth Sunday of Lent, on Trinity Sunday, on the Sunday of the Forty Hours in September, and on the Sunday before Christmas Day. Every man in the Parish should belong to the Holy Name Society. Father T. F. Byrne is Chaplain.

MISSION DOLORES

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Girls' High School, Sr. Agnes Gertrude, Principal.
Girls' Grammar and Primary School, Sr. Mary Constantia, Principal.
All the schools are conducted by the Sisters of Notre Dame de Namur.
Institutions: College and Academy of Notre Dame, Sisters of Notre Dame de Namur, Holy Family Day Nursery., Sisters of the Holy Family, Mary's Help Hospital, Daughters of Charity of St. Vincent de Paul.
Societies: Holy Name Society; Confraternity of the Blessed Sacrament; St. Vincent de Paul Society; Children of Mary; Ladies' Sodality; Boys' Sodality; Infant Jesus Sodality; Holy Angels' Sodality; Altar Society; Parent-Teachers Association; El Camino Club and Auxiliary; Boy Scout Troop No. 46; Girl Scout Troop No. 46.

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St. Francis of Assisi was born at Assisi, Umbria, Italy, in 1182, in a stable, as the legend goes. The faithful believed that on his right shoulder was the birthmark of a cross, "which the faithful deem was placed there by an angel," at the time of his birth. His early life gave little promise of his later earnestness, but he gave up his paternal estate and retired to the convent of Portinuncia, near Assisi, and there laid the foundation for the great order that bears his name. In 1219, St. Francis and his companions set sail for Egypt, and there joined as missionaries the sixth crusade, which was then besieging Babylon. He went fearlessly into the Saracen camp and there boldly preached the gospel of Christianity and the Sultan was so struck by his interpidity that he would not permit any interference with this missionary work. St. Francis preached until his death, which took place October 4, 1226. Two years later he was canonized by Pope Gregory IX.

El Camino Club and Auxiliary

July 2nd — Anniversary entertainment, everybody invited. Note change of date.
July 6th — Club meeting.
July 14th — Auxiliary meeting.
July 21st — Joint meeting.
July 28th — Monthly social dance.

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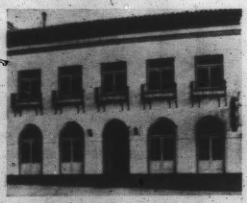

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1776—1936
From
Judge
ELMER E. ROBINSON

Presiding Judge of the Superior Court

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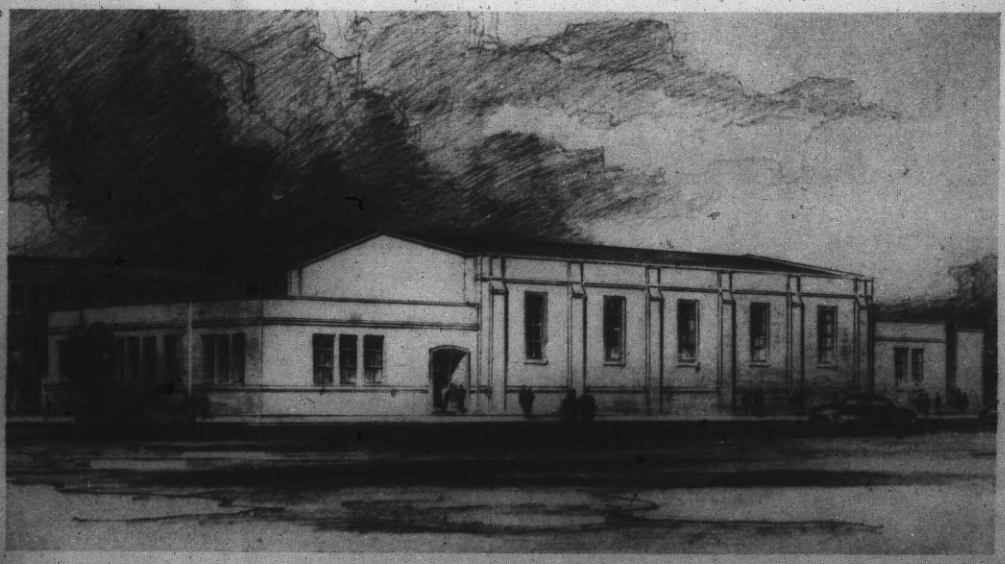
October 30, 31
November 1, 1953



MISSION DOLORES BASILICA CENTER
— 1953 —

✠

Most Reverend John J. Mitty, D.D.
Archbishop of San Francisco

✠

✠

Most Reverend Merlin J. Guilfoyle, D.D., J.C.D.
Pastor of Mission Dolores Basilica

✠

My Dear People:

This opening of Basilica Center is a day of Thanksgiving, some weeks before our National Day of Prayer. Every morning our Mother the Church prays: "Let us give thanks to the Lord, our God." The altar boy answers in the name of all, "It is really proper and just to do so."

After expressing thanks to the Creator of all good things, our thoughts turn to the founding fathers of our parish. We see again that cavalcade of pioneers passing before us — the souls of Father Junipero Serra, Father Palou, Lieutenant Moraga, Ortega, Portola, Anza, Cabrillo, Noe, Sanchez, DeHaro, Arguello, Valencia — and countless others whose story is told by the streets of San Francisco.

Beneath those rugged elms, that yew-tree's shade,
Where heaves the turf in many a mouldering heap,
Each in his narrow cell forever laid,
The rude forefathers of the hamlet sleep.

Our Grotto of Lourdes, erected in our beautiful cemetery, is for the Forgotten Dead. The monuments are inscribed in Spanish, English, Slav, French, Italian, and other languages.

Their names, their years, spelt by the unlettered Muse,
The place of fame and elegy supply;
And many a holy text around she strews,
That teach the rustic moralist to die.

We are mindful of the pastors who shepherded this fold. The Reverends Eugene O'Connell, 1854; Richard Carroll, 1854-1860; John J. Prendergast, 1860-1867; Thomas Cushing, 1867-1876; Richard Brennan, 1875-1904; Patrick J. Cummins, 1905-1916; Rt. Reverend John W. Sullivan, 1916-1939; Most Reverend Thomas A. Connolly, 1939-1948; Most Reverend James T. O'Dowd, 1948-1950.

We observe that a parish grows like a baby, but its life endures beyond many generations. The only purpose of buildings is to house the life of the soul. It is our prayer that this sacramental center of supernatural life will carry countless souls beyond the door of death to our heavenly home.

For you, the beloved members of our parish family, I pray every best wish and blessing.

One final solemn thought
Comes to me o'er and o'er
We are nearer home today
Than we have ever been before.

Faithfully yours in Christ,

✠ MERLIN J. GUILFOYLE, D.D., J.C.D.
Pastor.

Rev. George R. Meyer

Ordained June 15, 1946
Appointed to Mission Dolores January 23, 1948

Chaplain: Holy Name Society, Notre Dame Fathers' Club, Notre Dame High School Guild, Mission Dolores Belles and Beaux. Religion classes at Notre Dame High School, Parochial and Episcopal Master of Ceremonies, Catechetics for Public Grammar School children, Parish Bulletin and Sunday Announcements.

Rev. Daniel R. Cahill, J.C.D.

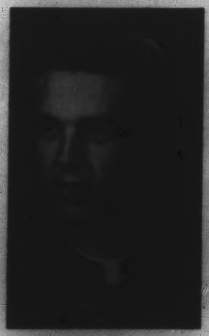
Ordained December 18, 1943
Appointed to Mission Dolores October 1, 1951

In Residence — Assigned to the Matrimonial Tribunal and Chancery Office of the Archdiocese of San Francisco.

Rev. J. Warren Holleran

Ordained December 20, 1952
Appointed to Mission Dolores September 8, 1953

Chaplain: Our Lady's Sodality, St. Vincent De Paul Society, Mission Dolores Dads' Club, Notre Dame Grammar School Mothers' Guild. Religion classes at Notre Dame Grammar School, Public High School Catechetics. C.Y.O. Director.



Rev. John S. Cummins

Ordained January 24, 1953
Appointed to Mission Dolores February 6, 1953

Chaplain: Mission Dolores P.T.G., Boy Scouts and Cubs, Dolorian Club, Newman Club of San Francisco State College, Catholic Professional Women's Club of San Francisco, Religion classes at Mission Dolores School, Altar Boys, Pamphlets.

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The spiritual leaders and most vital parishioners are always the members of Our Lady's Sodality and the gentlemen of the Holy Name Society.

Our Lady's Sodality of Mission Dolores Basilica rejoices with His Excellency Bishop Guilfoyle, our Priests and Sisters, and our fellow parishioners on the occasion of the dedication of Basilica Center.

Our officers and members take advantage of this occasion to extend to all Catholic women of the parish a cordial invitation to become members of Our Lady's Sodality.

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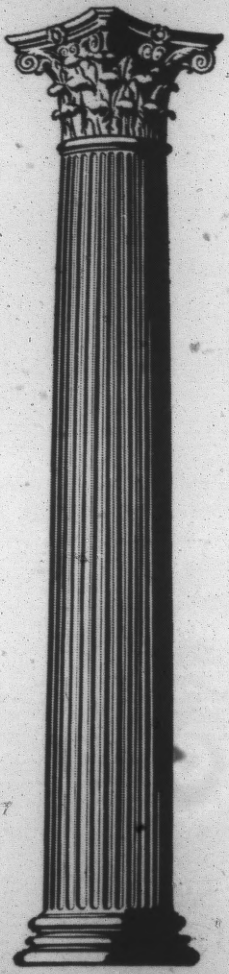

From one pioneer to another—

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NOTRE DAME CONVENT and HIGH SCHOOL 1953

1866 - 1953

WHILE FRANCISCAN MISSIONARIES were busy planting seeds in California, in far distant France God was fashioning a dauntless apostle who would one day follow the mission trail the length of California, perpetuating through the zeal of her daughters the everlasting seed-time of the Church.

Blessed Julie Billiart, the Foundress of the Sisters of Notre Dame de Namur was that apostle. One day an admiring mother placed in the Foundress's arms an infant. This little girl was destined to organize Notre Dame in California as Sister Mary Cornelia. Thus the pioneer history of California reaches to the inception of Notre Dame and draws its spirit from the fountainhead.

Having arrived in California in 1851, via a short stay in Oregon, their supposed mission destination, the Sisters of Notre Dame established their first school and convent in San Jose.

At the same time, Mission Dolores Church was becoming a center for another group of pioneer Catholics. Children thrived there like flowers in spring meadows. These, the zealous pastor, Rev. Father Prendergast (later Vicar General) grieved to see growing up without adequate instruction in religion. Unable to secure nuns, he engaged the services of a Catholic lay teacher whom he directed himself.

As this did not prove wholly satisfactory, he applied to Sister Mary Cornelia. Regretfully refused because of the lack of Sisters, he persisted, and his importunities conquered. Sister Mary Catherine was sent to reconnoiter; pending arrangements, she lodged with the kind Sisters of Charity. The core of the plant was an old frame building in the former Mission orchard, a high structure with one-story extensions on either side. One of these rooms had served as chapel when Mission Dolores boasted the Seminary.

In 1869, the school was enlarged by erecting a second story over each of the side wings, and the Sisters bore all the expenses. The people showed appreciation by kindly tokens, particularly at the Christmastide.

In 1871 a boarding school was opened. The revenue accruing enabled them to add a much needed wing to the original structure. An addition to the community was Sister Mary Elizabeth, who has opened the door to the third and fourth generation. Even with the new wing, quarters were crowded. A house in the vicinity was rented. This was a "flat." Only a board partition divided the convent from the family on the other side. Imagine the former in monastic silence hearing from the adjoining room, "Ladies and gentlemen, take your partners for the quadrille." Music and a sound of shuffling feet, and "Ladies to the right. Gents to the left. All promenade." Not conducive to slumber, though only indicating a birthday party on the other side of the wall.

Father Cushing, the next pastor, was also confessor to the nuns; the busy community may not always have welcomed his standardized penance: "The full of your beads, my child."

Father Brennan followed as next pastor. With Rev. P. Powers, Thomas McSweeney, and F. Birmingham, he dedicated the new building in 1877. The goodness of Father Brennan, cleric of the old school, to the Sisters was proverbial. Father Powers, on his transfer to Livermore, sent the nuns a horse for their coupe which they named "Mayflower."

In 1893 Rev. Father Brennan erected a new parochial school on the parish property. Here the Christian Brothers assumed charge of the older boys; the Sisters retained the girls. In this school some of the most progressive men and women of the metropolis have received the foundation of their education. Later, as the boys increased in number, the girls returned to the convent school, where they are now accommodated.

This convent has been practically rebuilt under the efficient administration of Sister Julia Theresa, equipped to perfection, so that nothing was wanting to the ideal home of education, as to the well-being of the Sisters. It was sacrificed in the holocaust of 1906. The blowing up of this large structure with its extensive grounds did much to save the rest of the city, and the flames did not leap Dolores Street. The Sisters, in spite of the relief money poured into the city, received no reimbursement. The loss involved thousands of dollars, not only of building, but valuable equipment, for they saved nothing. In fact, they made no effort at saving anything, any more than did thousands in the stricken city, who dazed and terrified, either abandoned their homes, or watched the tide of flame rolling nearer and nearer for three terrible days, hoping against hope that the heroic efforts of the fighters would avail.

Thus, ordered by the soldiery from their convent, on the third day of the terror, the patient nuns joined the long line of wanderers, finding a night shelter on the heights back of the Mission in some shacks erected on the grounds of the Franciscan hospital.

Finally, an appeal to the Governor, for the city was under martial law, gave them transportation leave, by teams to the ferry, thence to Alameda until the flames abated.

With the brave spirit characteristic of San Francisco, the reconstruction began on the very track of the flames. Notre Dame was not behind; under heavy indebtedness, the convent was rebuilt on a solid and commodious scale, a task encouraged by the enthusiasm and appreciation of the Mission populace. Meantime, they conducted classes in the residence of Dr. Edward Jones. Shortly after the rebuilding, Sister Julia Theresa returned to the Eastern Province. With her she carried the gratitude of the West for her devoted labors. Sister Berchmans Joseph succeeded, under whose gentle rule the work went on increasing almost hourly.

The sustained interest of the kind pastors of the Mission church was of incalculable aid in the upbuilding. The genial Father Cummins succeeded the patriarchal Father Brennan and emulated his father watchfulness over Notre Dame.

In 1916 the Golden Jubilee of the Mission Convent was observed with due ceremonial by a magnificent open-air Mass, presided over by His Grace, Archbishop Hanna. This same year marked the appointment of Monsignor J. W. Sullivan as Pastor of Mission Dolores. He was to prove a devoted father and friend to the Sisters, and during his Pastorate the new Mission Dolores Boys School was built, making the third school in the parish to be staffed by the Sisters when, in 1924, the new girls' Grammar School was completed.

The appointment of Monsignor Thomas A. Connolly as Pastor in 1939 foreshadowed an historic link for Notre Dame. As present Archbishop of Seattle, he has invited the Sisters of Notre Dame to return to the Northwest from whence they came to California. His concern for his new community in Seattle, some of whom were his young parishioners in Mission Dolores Parish, is but a continuation of his long devotedness to the Sisters while he was in San Francisco.

Now His Excellency Bishop Merlin J. Guilfoyle is continuing the fine tradition of fatherly interest in the progress and accomplishments of the Sisters of Notre Dame, as did the many faithful pastors of Mission Dolores in the past.

Two years ago Notre Dame in San Francisco celebrated the Centennial of the Institute in California. Much of the good that has been accomplished by the Sisters during that one hundred years would have been impossible without the aid and support of the loyal Alumnae and generous Mothers Guilds and Fathers Clubs.

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HISTORY OF OUR NEW BASILICA CENTER

A history of our new Basilica Center would start with the date of March 29, 1776. For, on that day, a lovely small creek was discovered by Padre Font and a soldier, Juan B. Anza, and called *Arroyo de los Dolores* in honor of *Our Lady of Sorrows* since the same day was her feast day.

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Three months later, on June 29th, a military expedition going to the Presidio camped on the same site near a laguna. It was here that the seed for the Center was planted when the first Mass was celebrated by Father Palou under a crude arbor constructed to cover the temporary altar.

As we embark on another milestone in the history of the Mission and as we look into the past to gather

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the meaning of every action, it would be well to consider a few fundamental needs that eventually led to the building of the Basilica Center.

Mission Dolores of today should not be used as a criteria of the Mission of old. At one time this section was difficult to reach and was considered out of town. Many years were to pass before the vicinity of

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the Mission Church was to be considered part of the town of San Francisco. However, from June 29, 1776 to the present day, Mission Dolores has been the beacon of hope for all and a place of comfort for the weary.

Fortunately, every action of the Mission was faithfully recorded in the Mission Registers. The first entry, dated August 1, 1776, concerns the construction of the first Mission Dolores Church of wood, mud

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and brush. This Church was formally opened and dedicated on October 8, 1776.

The story that you are about to read as you muse through this Souvenir Book, is based in great part on the facts as written by Father Palou, Father Serra and other priests of the Mission. This material was taken from the original manuscripts of the Mission Registers which were made available to us for this work.

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We are indeed indebted for the privilege of having been able to actually look upon the hand writing of the truly great men of San Francisco history. * * * *

"*Go teach ye all nations.*" Even this section of Alta California at 16th and Dolores Streets was to benefit by that command.

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MISSION DOLORES — 1833

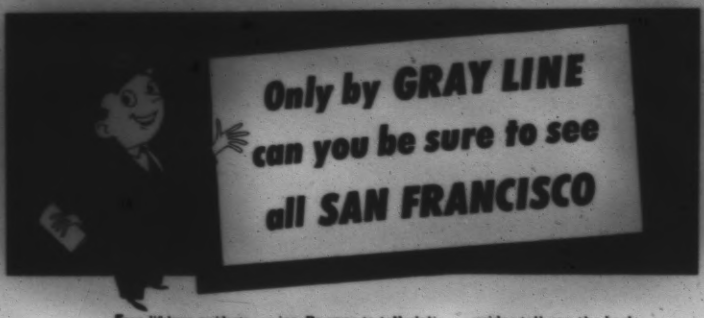
The first building within our parish was a brush shelter, built to serve as a chapel on June 29, 1776. It was located at the lagoon, called Dolores, in the general vicinity of 18th and Dolores Streets.

At that time our parish could muster the following census: Two priests—Father Palou and Father Cambon—Lieutenant Moraga, two corporals, ten soldiers, two servants and three unmarried Indians. All the laymen except Moraga were accompanied by their wives and children.

The entire parish attended the first Mass on June 29 in the shelter of branches, which was used for a church during the following month.

On April 25, 1782, the cornerstone of the Mission was laid by the first pastor, Fray Francisco Palou. The Church is 114 feet long, 22 feet wide, with adobe walls four feet thick, built completely by Indians who six years before were pagans. We can see their handiwork today, accomplished under the architectural skill of the Padres. The redwood roof-timbers are lashed together with rawhide. There are no iron nails, but wooden pegs of manzanita. The ceiling is decorated with vegetable colors; the bright reds were brought from the cinnabar mines at New Almaden, near San Jose.

OLD MISSION DOLORES — 1951



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a young child of one of the Spanish soldiers. The destiny of the Mission was clear. From that time on, all the works and hopes of the Parish yet to come into existence, was for the edification of the young of the area.

On June 29, 1776, the Mission of San Francisco, to be known to all the world as the Mission Dolores, was founded in the marsh lands of the Mission Creek. On October 8, 1776 the first rough building was ded

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icated and opened with the joyous singing of many young voices.

The life of the Mission was expanding and there was great need for a larger church. On April 25, 1782, Father Francisco Palou laid the cornerstone of the present Mission Church that was to stand in its greatness, defying all of man's puny attacks against it, comforting within the shadows of the Mission walls all the young

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and the old who looked to the Mission for solace. This very cornerstone laid so carefully, defended the Mission against later attacks, and it is the heart from which radiates all of the good of the surrounding land. For within the stone reverently placed is the image of St. Francis, patron of the city to be and the Parish to come, along with relics of the great St. Pius and other martyrs. Added to these were five medals of saints,

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and a good portion of silver money as a symbol that here was a treasure more spiritual than material, but still a treasure place of the Mother Church.

On April 3, 1791 the present Mission Church was dedicated for the greater honor of God; to serve Him and benefit man, child and country.

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their parents the wonders of the Almighty, along with their superior knowledge of the advanced ways of agriculture and cloth-making. All this made for better and more prosperous living for the uneducated Indians.

However, the site of the Mission was unhealthy for the Indians, located as it was near the marshes. In the burial records of the early Mission 5,515 Indians are listed, all of whom are buried on the present Mission grounds.

(Continued on page 33)

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MISSION. MISSION CREEK CONSERVANCY

MISSION CREEK CONSERVANCY

November 16, 1983

Dear Friend of Mission Creek,

This first Newsletter is to inform you of past and coming events. It will be followed by others to relate our progress in establishing a shoreline park here and to offer you opportunities to participate.

The San Francisco Department of City Planning and the Bay Conservation and Development Commission are the two regulatory bodies who will exert the most control over development of Mission Creek and Mission Bay. Both have invited our participation in the planning process, largely thru the work of Louise McCorkle Adams. At the same time, Louise has put forward applications to foundations to fund this work. The first grant, from Gerbode Foundation, was approved last week, making an appropriate milestone at the end of our first year.

1983 saw publication of our book MISSION CREEK SAN FRANCISCO and a party to celebrate it. It saw the first annual Bridge to Bridge (3d to 4th St) Run and other events. It saw our incorporation and State recognition of our tax exempt status. (Federal recognition is pending) It saw steady expansion of our membership to just under 200, largely thru the diligence of Nancy Keller.

Especially valuable have been the weekly design forums at Canessa Park. These meetings have provided a firm and fertile ground for our detailed design proposals.

Our directors, members and friends, too many to mention particularly here, have made our progress in 1983. We have one of the best teams in town. And we'll need it in 1984. In the coming year, we expect the basic development pattern for Mission Bay and Mission Creek to be established.

Will we have a new 'city within the City' as the developer wants, or a new neighborhood for the City as we propose? Will the new parks be sterile, disconnected enclaves to serve the surrounding office workers, as the developer proposes, or an interconnected system of truly public parks, centered on this rich tidal estuary--Mission Creek, as we propose? Our work in 1984 can make the difference.

In 1984 we will further:

- Research the rich human and natural history of Mission Creek
- Refine our park design and development proposals
- Enter them into the public process that will determine this area's future
- Join with neighboring groups to design an interconnected system of parks centered on Mission Creek
- Expand our Board and Membership
- Tighten our internal organization

It is the PEOPLE who join and assist us who will keep development of Mission Bay at a scale that enriches San Francisco instead of exploiting it. We are strong. We can win our objectives. You can help.

Give a gift membership. Make a donation. Gifts are tax deductible.

Join us in our work in 1984. Yours, for a bright future.

Jack Davis, President

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Gift memberships will be mailed with a card naming the giver. A card will be sent to notify the giver also.

Tear off and mail with your check to the MISSION CREEK CONSERVANCY 300 Channel Street #21, San Francisco, CA 94107. Make check payable to MISSION CREEK CONSERVANCY. For info, call Nancy Keller 621-6774

NOVEMBER

15	MCC at Student Chapter AIA ++
16	MCC Design Meeting*
17	S.P. at Student Chapter AIA++
23	MCC Design Meeting*
23	Urban Creeks Task Force (Sierra Club) INFO: Ruhila Guy 534-2724
24	Bountiful Thanksgiving
29	MCC Board Meeting
30	MCC Design Meeting*

++ MISSION BAY: A locally preferred alternative vs. Southern Pacific's proposal. 8:00 P.M. Wurster Hall U.C. Berkeley no charge

GIVE A GIFT MEMBERSHIP EARLY

* MCC Design Meetings Every Wednesday except the 1st Wed. of each month 8:00 P.M. Canessa Park 708 Montgomery St, SF

DECEMBER

1	Happy Channuka
7	MCC Executive Committee
10	Save SF Bay Assn. - Biennial Conference
12	Mission Bay Clearinghouse
14	MCC Design Meeting*
21	MCC Design Meeting*
25	Merry Christmas
28	No MCC Design Meeting*
	HAPPY NEW YEAR

MCC Board and Executive Committee meetings Alternate 1st Weds

Boalt Hall: Bancroft & Piedmont Berkeley 9 AM to 3 PM Reg. $2 w/lunch $4.75 12 Noon MCC presents SF County workshop (415) 849-3053 or 849-3044

For information call Nancy Keller (415) 621-6774

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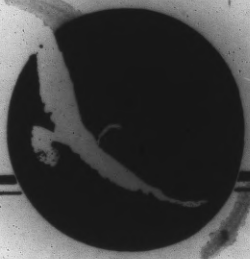
Plan to attend:
Save the SF Bay Assn. Biennial Conference-December 10 --see calendar inside

THE EGRET



Newsletter of the
MISSION CREEK CONSERVANCY

November 1983 No. 1

Bob Isaacson, Editor
Nancy Keller, Diana Piotrow
Michael Schlatter, Jacqui Sutton

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Mission Dolores

FOUNDED 1776

MISSION SAN FRANCISCO DE ASIS

Popular name "Dolores" from the nearby "Laguna de los Dolores."

Sixth mission established in Upper California under Father Junipero Serra, O. F. M.

Founded June 29th, 1776–5 days before the Declaration of Independence.

Dedicated October 3rd—Formal opening October 8th, 1776.

First Marriage—January 7th, 1777.

First Baptism—August 1776—Indians, June 24th, 1777.

First Burial "in Mission Church," March, 1777.

Dona Concepcion Arguello baptized here February 26th, 1791.

Within the Church are buried: In the Sanctuary, Very Rev. Richard Carroll, Pastor (1853-1860). Before the Epistle Altar, Lieut. Don Jose Joaquin Moraga, wh se remains were transferred to the "new church" April 8th, 1891. In the rear of Mission, the Noe Family and Wm. Alexander Leidesdorff, prominent pioneer.

Cornerstone of present church laid by Father Palou April 25th, 1782—dedicated probably on Laetare Sunday, April 3rd, 1791.

The church is 114 feet long, 22 feet wide, adobe walls 4 feet thick.

Roof—original timbers and tiles.

Roof-timbers—rough hewn redwood—lashed together with rawhide.

Wooden pegs of manzanita commonly used in structure.

Ceiling remains as decorated by the Indians, with vegetable colors.

Other points of interest within Mission include: Hand carved altars and statues from Mexico in 1780; Pascal candle made by Indians; original confessional doors; revolving tabernacle from Manila; original bells from Mexico.

Fr. Junipero Serra visited Mission Dolores 1777, 1779, 1781 and 1784 — Administered Confirmation on three Occasions. Fr. Serra lies at rest in Carmel Mission.

IN THE CEMETERY—Old redwood cross—Grotto of Lourdes, dedicated to forgotten dead.

Monument and grave of Don Luis Antonio Arguello; graves of James P. Casey, Charles Cora and James (Yankee) Sullivan, victims in 1856 of the (Vigilantes); Don Francisco de Haro, First Alcade of San Francisco, and some of California's early pioneers.

DOLORES PRESS, S. F.

WELCOME TO MISSION SAN FRANCISCO DE ASIS
POPULARLY KNOWN AS MISSION DOLORES

Of the 21 California Missions this is the third most northerly and the sixth to be established under the direction of Father Junipero Serra. Lieutenant Jose Joaquin Moraga led the group that arrived in this immediate area on June 27, 1776. A scouting party had visited three months earlier and named a small stream, which no longer exists, Arroyo de Nuestra Señora de los Dolores.

Father Francisco Palou, a co-worker of Father Serra, celebrated the first Mass in the area under a makeshift shelter on June 29, and thus the City of Saint Francis had its official beginning five days before the signing of the Declaration of Independence. The formal establishment of the Mission of Saint Francis was delayed until the arrival of the necessary Church documents and took place on October 9, 1776.

Help keep Mission Dolores beautiful – Please Don't Litter

WITHIN THE MISSION – *This building, completed in 1791, the oldest intact building in San Francisco, is 114 feet long, 22 wide, with adobe walls 4 feet thick. Masses are still celebrated here occasionally. The ceiling, although repainted, depicts original Indian designs done with vegetable dyes. The altars and statues in the altar niches came from Mexico in the early 1800's. The gold on the altars has been renewed, but they are basically the same as when they first arrived.*

Access to the choir loft (not open to the public) was at first gained by way of an outside stairway. The present spiral staircase is a later addition. The bells of the mission, cast in Mexico, honor Saints Joseph, Francis and Martin. In 1868, Bret Harte wrote a poem commemorating these bells.

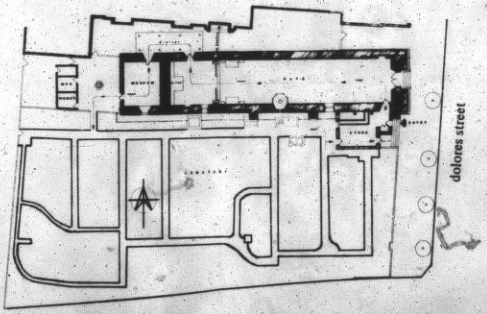
Immediately inside the chapel on the left wall are confessional doors. The priest would sit between the open doors. Men would stand or kneel in front of the priest for confession, while women would go to either side and confess through the opening. Midway on the left side is the baptistry. To this day parish baptisms take place here. The first of the more than 28,000 baptisms took place two months before the official establishment of the Mission. The original register is in the museum.

There are four burial places marked within the Mission walls. Beginning at the back of the chapel they are those of William Leidesdorff, a pioneer businessman of the city; the Noe family; Lt. Jose Joaquin Moraga, leader of the June 1776 expedition; and Very Reverend Richard Carroll, first pastor of Mission Dolores after San Francisco became an archdiocese.

THE BASILICA – Exiting the chapel by the door to the right of the altar, a few steps to the right lead to the side door of the parish church. While the Mission withstood the shock of the 1906 earthquake, the parish church was not so fortunate and the present new building was completed in 1918. In 1952 Pope Pius XII designated this a basilica, an honorary church of the Holy Father himself. The partially-opened red and gold umbrella on the right of the altar and the carved coat of arms with papal insignia on the left are the marks of a basilica.

The choir window pictures Saint Francis of Assisi, patron of the Mission and the City. The lower windows depict the 21 California Missions, along with two in honor of Fathers Serra and Palou.

High above the main altar is a wood carving of Mater Dolorosa, Our Lady of Sorrows. The Seven Sorrows of Mary are depicted individually above the main door at the rear of the church and on the facades of the side balconies.



THE MUSEUM – In 1976, the bicentennial year of Mission Dolores, work was completed on the restoration of this room which once was used as a classroom. Artifacts, some previously displayed in the Mission chapel and some stored away from public view, were gathered together in this small but authentic museum.

Most precious among the items on display are the baptismal register dating from 1776 and the sacred items in the central display, some of which were gifts from Father Serra himself.

Of special interest are the lithographs of the California Missions, the original roof truss, and the ornate tabernacle from the Philippines (near the exit).

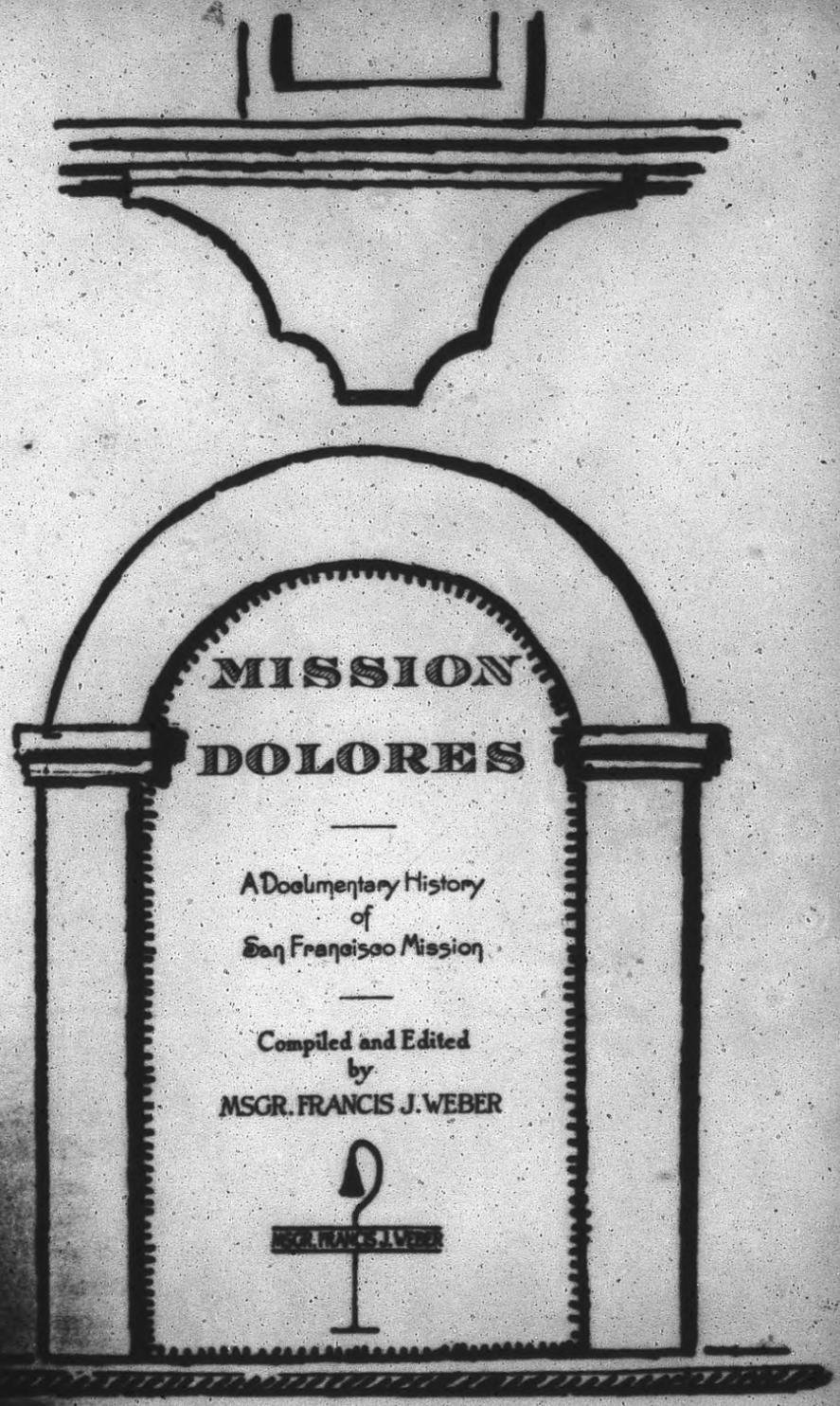
The wood trusses lashed with rawhide were paralleled with steel in 1918 to further protect the building from earthquakes and, while still in place except for the one on display, are no longer functional.

THE CEMETERY – Burials in Mission Dolores Cemetery took place from the earliest days of the Mission until the 1890's. Originally the cemetery covered a much larger area. The first grave markers were simple wooden crosses and deteriorated completely with the passage of time. Gradually the cemetery was consolidated to its present size. The unidentified bodies were reverently buried in a common grave and the Lourdes shrine built over it. Hence the dedication of the shrine to the "Forgotten Dead."

Most of the extant markers designate people who died in the decades following the Gold Rush, when San Francisco was a rapidly growing city which experienced much illness and many early deaths. Many of those who are buried here have given their names to the streets of San Francisco.

Among the notable buried here are Don Luis Antonio Arguello, first governor of Alta California under Mexican rule; Don Francisco de Haro, first Alcalde (mayor) of San Francisco; three victims of the Vigilantes: James P. Casey, Charles Cora, and James "Yankee" Sullivan; and a French family killed in the explosion of the steamboat Jenny Lind.

We have enjoyed having you as our guest at Mission Dolores. This historic site receives no public funds. We rely completely on your voluntary offerings to maintain, restore and beautify this site and its buildings.


MISSION
DOLORES
A Documentary History
of
San Francisco Mission
Compiled and Edited
by
MSGR. FRANCIS J. WEBER
MSGR. FRANCIS J. WEBER

Geiger, O.F.M., the Prince of California historians.

The sixty-two unrelated and mostly fugitive items in this book form the lattice work on which some future historian can fashion the vital and interesting role of San Francisco Mission in the overall pageant of Hispanic California.

Once again, the compiler would like to thank Mrs. Gladys Posakony for her careful reading of the galleys. Without her attention to all kinds of little details, this book would lack much of its present attractiveness.

MSRG. FRANCIS J. WEBER

I. Foundation of the Mission (1776)

THIS *historical overview of the earliest events at Mission Dolores is taken from the splendid treatise on* The Life and Times of Fray Junípero Serra, O.F.M. *(Washington, 1959), Pp. 138–141, by the eminent scholar, Father Maynard J. Geiger.*

ON JUNE 3, the *San Carlos* arrived at Monterey from Mexico with orders from [Antonio] Bucareli to convey to San Francisco the property of the soldiers and colonists, and the goods, furnishings, and implements for the *presidio* and the mission. On June 17 the land expedition started out. It included [José] Moraga, [Hernando de] Grijalva, two corporals, ten soldiers, seven colonists with their wives and children, five Indians in charge of the pack animals, two Lower California servants for the missionaries, one Carmel Indian, and [Francisco] Palóu and [Benito] Cambón. The expedition arrived at the mission site on June 27, pitched camp by the lake of Dolores, and awaited the arrival of the *San Carlos*. Soon the natives presented themselves in a friendly manner and presents were exchanged. On the following day Moraga had an *enramada* set up with an altar as a temporary chapel. On June 29, the feast of Sts. Peter and Paul, Palóu and Cambón both offered their Masses on the spot where California's sixth mission was to rise.

June 29, 1776, was not the date of the establishment of Mission San Francisco. Moraga had orders not to found the mission and the *padres* were with him only to be at hand when the mission would be founded. Nowhere in his writings does Palóu indicate in any way that the mission was founded on that day. No cross was raised, no founding ceremonies performed. What happened was that Mass was said for the first time at the site of the future mission.

Soldiers, settlers, *padres*, servants, and livestock remained camping by the lake and waiting for developments. At times Moraga and Palóu reconnoitered the general area and came into contact with many Indians. However, when almost a month had gone by and there still was no sign of the *San Carlos*, Moraga decided on July 26 to move the settlers and the soldiers, minus the guard destined for the mission, to the site of the future *presidio*. There primitive barracks were set up and a chapel erected in which Palóu said Mass on July 28. That is the date of the actual foundation of the *presidio*. In San Francisco the *presidio* preceded the mission both in actual building and in formal founding.

Unwilling to continue to wait despite the fact that Rivera had given orders not to found the mission, Moraga also decided to begin the mission. The *presidio* and mission were very close to each other, there were plenty of soldiers at hand, and the natives were friendly, so there were no dangers or difficulties involved. Palóu ascribes the founding date, which he inscribed in the official registers of baptisms, marriages, and deaths, to August 1, 1776, the day the work of construction began. Evidently on that day only physical work was done. There is no mention of formal ceremonies: a cross raising, a blessing and veneration of the cross, or other ceremonies such as accompanied a mission's founding.

The founding of missions did not always follow the same pattern. The founding could mean the beginning of the actual building or it could mean something entirely spiritual, externalized by symbolic acts only. However, the official date of a mission's founding is the one that those who founded the mission considered the true one.

On August 18 the *San Carlos* finally passed through the Golden Gate and anchored within the bay. The ship was captained by Fernando Quirós with José de Cañizares and Cristóbal Revilla as pilots; *Padre* José Nocedal was the chaplain. Quirós with Nocedal, the pilot, physician, and sailors visited the mission and *presidio* where building was going on. The sailors actually helped to build the chapel and quarters for the missionaries at the mission. The *presidio* was based on plans drawn up by Cañizares and consisted of an area of about two hundred fifty feet square. The buildings were of palisade, roofed with tule, and included a church, officers' quarters, warehouse,

guardhouse, and barracks for soldiers and colonists. They were all located within what is still known as the *Presidio* of San Francisco, still an army post.

Formal ceremonies for the taking possession of the *presidio* occurred on September 17, the Feast of the Stigmata of St. Francis. Nearly all those living at the *presidio* and mission were present, among them Palóu, Cambón, Nocedal, and [Tomás] De la Peña who had come up from Monterey to inspect the site of the future Santa Clara Mission. The cross was planted, blessed and venerated, and Palóu celebrated solemn High Mass. Then the officers took formal possession of San Francisco in the name of the king. All entered the *presidio* chapel singing the "*Te Deum.*" During the ceremonies bells were rung, muskets fired, salvos of artillery thundered from the fort and from the guns of the *San Carlos*. September 17, 1776, thus is considered the date of the founding of San Francisco. St. Francis had found and occupied his harbor.

October 4, the feast of St. Francis, was set as the date for the formal opening of the mission. However, in the meantime Moraga left on an expedition to the East Bay area, having arranged to meet the *San Carlos* at a designated point there. The meeting did not occur and Moraga returned to San Francisco and the mission the night of October 7, according to Palóu's report in the *Noticias*. Therefore, on the fourth, Palóu had sung a High Mass only to celebrate the patronal feast of the Order and not of the mission and *presidio*, while awaiting Moraga's return for the formal ceremonies. On October 3 he had blessed the chapel, thus setting it aside for divine services. The church was fifty feet long. It had a sacristy and near it another building twenty-eight by fourteen feet. Both buildings were built of wood, plastered with clay, and covered with tules. For the occasion the church was adorned with flags and bunting from the ship.

Finally on the morning of October 9, in the presence of nearly everyone from the *presidio* and the mission, San Francisco was formally inaugurated as a mission. The cross was raised, blessed, and venerated, and a solemn High Mass was sung. After Mass a statue of St. Francis of Assisi was solemnly carried in procession and thereafter placed on the altar. Musket shots were fired and salvos of artillery reverberated through San Francisco's hills. Fire-crackers and rockets

added to the festivities. Mission bells pealed forth across the lake. Cattle were slaughtered for the commemorative banquet.

Palóu was now established as a missionary as far north as Spain's power had reached, over a hundred miles farther into pagan territory than Serra had yet penetrated. When the *San Carlos* sailed away on October 21, leaving four sailors as laborers, San Francisco was firmly established with both *presidio* and mission.

The true date of the founding of Mission San Francisco has long been a matter of dispute. [Zephyrin] Engelhardt's statement that "June 29, 1776, five days before the Declaration of Independence, was really the date of the founding of Mission Dolores or San Francisco de Asis, although officially other dates are reported," simply cannot be maintained. On that basis most of the founding dates of the California missions would have to be changed and would not be in accord with the ideas of the men who founded them. Neither Palóu nor any of his contemporaries ever attached any significance to June 29, 1776, beyond the celebration of Mass on the spot where the *future* mission would arise. The official mission registers, inscribed by Palóu, give the date of founding as August 1, 1776, the day when building operations began without the religious ceremonies usually accompanying the formal founding of a mission. Thereafter, each year in his extant, original, official reports, Palóu always states that the mission was founded on October 9. This is also the date Father Cambón, the co-founder, gives during the years he was at San Francisco and during the years after Palóu returned to Mexico. After him, the official annual reports during the whole mission period always give October 9 as the date of founding.

Palóu's *Noticias* is cited as the source for October 8 as the correct date both in [Herbert] Bolton's translation and in the Figueroa transcript made in 1792 from Palóu's original. Moreover, there it is stated that the formal founding took place the day after Moraga returned and gives that date as October 7. Nevertheless, it must be remembered that we do not have Palóu's original and that [José] Figueroa complained about the difficulty in deciphering Palóu's chirography. We do not know if Palóu wrote the date in numerals or in letters. But in the *Relación historica* and in his reports on Mission Dolores written before the *Relación historica* was printed and still

extant in Mexico, Palóu consistently gives the date October 9. I had no hesitancy in choosing October 9 as the correct date when the choice lay between a document which we do not have in the original, the *Noticias*, and a whole series of original documents written within a few years after the founding by both Palóu and Cambón as well as the *Relación histórica*. In Palóu's document, "Report on the Mission of Our Father, St. Francis, at the Port of the same name from the time of its Founding until the year 1781 included," he wrote:

> This mission of Our Holy Father, St. Francis . . . was not established . . . until October 9, 1776. . . . This expedition arrived successfully at the Port of Our Holy Father St. Francis and founded the *presidio* or fort on September 17 of the said year of 1776; and on October 9 of the said year founded this mission.

This explicit statement can hardly be misinterpreted.

Since the present city of San Francisco grew out of the development of the mission, the *presidio*, and the later Yerba Buena, all three of which grew into one, the date of the beginning of that community stems from the day of the first definitely established place within it. That place was the *presidio*, formally founded on September 17, 1776.

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MISSION DOLORES, SAN FRANCISCO

(MISSION SAINT FRANCIS DE ASÍS)

By THOMAS POLLOK BROWN
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THE ANGELUS

"Bells of the past, whose long-forgotten music
Still fills the wide expanse,
Tingeing the sober twilight of the present
With color of romance."

—*F. Bret Harte*

In 1868, listening to the evening bells of Mission Dolores, Bret Harte penned the classic verse of which these lines are the opening stanza. Envisioning the significant but fast receding past with which this historic shrine is associated, this California writer said:

"Once more I see Portolá's cross uplifting
Above the setting sun:
And past the headland, northward, slowly drifting
The freighted galleon."

Bret Harte was then editor of the "Overland Monthly." That was 81 years ago. To him the Mission was old—the bells had been installed, more than 75 years before his time, in the deep niches of the facade of the Mission, to summon the Indian neophytes from the Potrero to prayer and to food. Nevertheless, the bells, three in number and brought from Mexico, while George Washington was president, are still in their places. Visitors to Mission Dolores are made welcome to grasp the rawhide thongs which are suspended through the ceiling and to sound these bells of which Bret Harte wrote.

Mission Dolores is in the heart of the city. It faces the Rising Sun on broad Dolores St. next to the modern parish church which is on the corner of Dolores and Sixteenth streets. Outside the Mission is the familiar symbol of "El Camino Real," telling the motorist that it is on the King's Highway. Mission Dolores was the sixth in chronological order in the chain of 21 missions founded by the Franciscan fathers under the leadership of Padre Junípero Serra, "El Presidente." The mission originaly embraced an area equivalent to 20 city blocks, in a sheltered valley with fertile land, abundant water and a warm climate. (The padres were good judges of climate). It is popularly known as Mission Dolores because there was a little creek, no longer existing, which was named "Arroyo de los Dolores" by Capt. Juan Bautista de Anza, who selected the sites for the Presidio and the Mission, when he first saw the creek on the "Friday of Sorrows," March 29, 1776.

The official name of the Mission is "Mission Saint Francis de Asís", honoring the known as "il Poverello" (the little poor founder of the Franciscan Order, who was man) and "whose heart was filled with love for the church and for all mankind."

The annals record that when Padre Serra observed to Visitador-General José de Galvez of Mexico that no mission had been named for Saint Francis, Galvez replied that if Saint Francis desired a mission to be named for him, "let him show us a good harbor." Hence, the discovery, by land, of San Francisco Bay by Portolá in 1769 is a vital part of the Mission's history.

The formal opening of Mission Dolores by Padre Francisco Palóu in the presence of Lieut. Don Jose Joaquin Moraga, Comandante of the Presidio (dedicated Sept. 17, 1776), was on Oct. 8, 1776. But the Church emphasizes June 29, 1776 because it was on that date, five days prior to the Declaration of Independence, that Padre Palóu dedicated the temporary pioneer chapel to "Our Seraphic Father, San Francisco."

The cornerstone of the "Little Mission Church", as it is sometimes called, was laid Apr. 25, 1782 by Padre Palóu but it was not entirely completed until the early 1790's. History records many events which took place in Mission Dolores, notably the mass said by Serra on Oct. 4, 1777, and the baptism on Feb. 26, 1791 of María de la Concepción Marcella Argüello, "the most cherished figure in the romance of Alta California history."

Mission Dolores is 114 feet long, and 22 feet wide, with adobe walls four feet thick. The architecture, with Mission, Moorish and classic elements, is distinctive. Its ceiling has chevron-like designs in red, white, yellow and blue vegetable dyes, as originally embellished by the Indians. The ornate altar, statues, paintings, carvings and decorations—all having deep religious meaning—convey an indelible impression of the long ago. And so Mildred Brooke Hoover wrote: "The Mission . . . with its simple yet massive facade, its bells, and its overhanging roof (all well preserved) has a quaint individuality which sets it quite apart from its more elaborate sister missions."

In the northeast corner is a replica of the Mission as it was in the "idyllic days", executed by Mission High School students at the suggestion of James Rolph, mayor of San Francisco, later governor of California.

Slabs of marble in the floor read "Aquí yace" or "Aquí yacen" to indicate the resting places of Lieut. Don José Joaquín Moraga; Very Reverend Richard Carroll, vicar capitular of Marysville; William A. Leidesdorff who was associated with Jacob Primer Leese and Thomas Larkin in the Bear Flag Revolution; and members of the Noé family, of whom José de Noé was the last Mexican alcalde of San Francisco.

Mass is said three times a year in Mission Dolores: On Memorial Day; on Founder's Day—June 29; and on the Feast Day of St. Francis—Oct. 4.

Adjoining the Mission, on the south, is the old, old cemetery, known as "The Garden," an appropriate name because among the time-beaten headstones and marble shafts are trees, shrubs and flowers. Many of these are old-time favorites. Thus, lavender, heliotrope, fuchias, hydrangeas, gazanias, cotoneasters, very old roses—and giant yew trees. There is also a profusion of summer flowers, bounded by lush green lawns. Every growing thing above the resting place of the dead reveals loving care. Looking across "The Garden", one sees that the southern wall of the Mission is draped from eaves to ground with bougainvillea—an amazing drop-curtain, as it were, 90 feet in width.

Among those who rest here are Don Luís Argüello, California's first governor under Mexican rule; James P. Casey, executed by the Vigilantes in 1856; Charles Cora of the same period; James ("Yankee") Sullivan, champion pugilist in the early 1850's; Don Francisco de Haro, San Francisco's first alcalde; and a fireman (name almost obliterated from the tombstone) who lost his life in a fire, Jan. 15, 1855. Several thousand Indians, children of the Mission in early days, were buried in another section of the original Mission lands.

In the western part of "The Garden" is a statue of Padre Junípero Serra, the sculpture, by Arthur Putnam, conveying an impression of divine humility. In the southeast, modeled after the original in the Pyrenees of France, is "The Grotto of Our Lady of Lourdes," recalling to visitors the story of the appearance of the Virgin to the 14-year old Bernadette Soubirous. An inscription on the left of the entrance reads: "To the neglected and forgotten who rest here."

On the south wall of the Mission, a bronze plaque, placed by the California Historical Society, honors Fray Francisco Palóu, O.F.M., "founder of Mission Dolores and first historian of California." It was in his cell in Mission Dolores that Palóu wrote his history, "Noticias de Antigua y Nueva California," and began his "Vida de (Life of) Padre Junípero Serra."

Grateful acknowledgment is made to various authorities consulted in the preparation of this little account of Mission Dolores, among them being John A. Berger—The Franciscan Missions of California (Putnam's); Aubrey Drury—California, An Intimate Guide (Harper); Joseph R. Knowland—California, A Landmark History (Oakland Tribune Press); George Wharton James—In and Out of the Old Missions of California (Little, Brown); Mildred Brooke Hoover—Historic Spots in California (Stanford Univ. Press); Kenneth C. Adams—California Missions (Murray and Gee); Hildegarde Hawthorne—California Missions (Appleton-Century); San Francisco—American Guide Series (Hastings House); Rider's California (Macmillan) J. S. Hittell—History of California (1866).

1.25

DOLORES

OF

MISSION

SAN FRANCISCO

by

MOST REV. MERLIN J. GUILFOYLE, D.D., J.C.D.

PASTOR OF MISSION DOLORES 1950 - 1969

DOLORES
or
MISSION
SAN FRANCISCO

I THE OLD MISSION

II THE CEMETERY

III THE BASILICA

I
THE OLD MISSION

THE Father Presidente of the California Mission system was Padre Junipero Serra. The Mission of San Francisco de Asis was the sixth established under Father Serra in Upper California. The San Francisco Bay was discovered by soldiers of Sergeant Jose de Ortega in the party of Don Gaspar de Portola and Father Crespi on November 2, 1769.

The first colonists were brought to the bay area by Juan de Anza, who led them from Mexico by way of Arizona to San Gabriel and Monterey. When Anza returned to Mexico, the colony was brought up the coast by Lieutenant Luis Joaquin Moraga and Father Francisco Palou. They arrived on June 29, 1776 and thus these first parishioners celebrated Holy Mass within the present parochial boundaries, five days before the Declaration of Independence.

They camped on a lake and stream near the vicinity of 18th and Dolores Streets, which Anza had named the Arroyo de Nuestra Signora de los Dolores, on the occasion of his scouting visit with Father Pedro Font, March 29, 1776. This was the Friday before Palm Sunday, the feast of the Seven Dolors of Mary. Here the new citizens settled for some time until the Mission was established, with the name San Francisco de Asis in honor of the holy founder of the Padres.

But people in popular speech, out of affection for the Blessed Virgin and seeking short euphemy, began to call the whole area, Dolores. Thus the Mission came to be called more frequently Dolores; the poverello yielded to the Mother of Sorrows.

The Mission was dedicated on October 9, 1776. The corner stone of the present building was laid by Father Palou, the first pastor, on April 25, 1782. The solemn dedication took place on August 2, 1791.

The dimensions of the Mission are 114 feet long and 22 feet wide. The adobe walls are 4 feet thick and were preserved by covering them with clapboards. The roof has the original timbers and tiles. The timbers are rough hewn redwood lashed together with rawhide. Wooden pegs of manzanita were commonly used in the structure.

The front of the Mission has four heavy columns which support niches for three bells made in Mexico.

The middle bell carries the inscription, "Damien Mendosa, Francis of Monterey. Year 1792. Our Seraphic Father St. Francis. For the Mission of the Dolorosa."

On the north bell one may read the name of the man who made it. "Ruelas made me, 1797. I am called Joseph. Holy Mary most pure."

On the south bell are the words: "I am called St. Martin, 1797. Hail Mary most pure. Hail Jesus."

In 1868, on hearing the Angelus at Mission Dolores, Bret Harte wrote:

Bells of the past, whose long-forgotten music
Still fills the wide expanse,
Tingeing the sober twilight of the present
With color of romance.

I hear you call, and see the sun descending
On rock, and wave, and sand,
As down the coast the mission voices blending
Girdle the heathen land.

Before me rise the dome-shaped mission towers,
The white presidio;
The swart commander in his leathern jerkin,
The priest in stole of snow.

Once more I see Portola's cross uplifting
Above the setting sun;
And pass the headland, northward, slowly drifting,
The freighted galleon.

O solemn bells! whose consecrated masses
Recall the faith of old —
O tinkling bells! that lulled with twilight music
The spiritual fold —

Your voices break and falter in the darkness —
Break, falter, and are still;
And veiled and mystic, like the Host descending,
The sun sinks from the hill!

The hand carved altar and the statues within the Mission were imported from Mexico in 1780. There is a paschal candle made by the Indians, a revolving tabernacle from Manila, and original confessional doors.

Father President of the California Missions, 1769-1784

The ceiling still shows decorations by the Indians, with diamond patterns of red, yellow, blue and white. The dye is of vegetable colors and cinnabar from Almaden, near San Jose.

All of the baptisms of the parish, even to this day, have taken place in the Old Mission. Priceless documents show that: the first baptism was on August 10, 1776; the first Indian baptism was performed on June 24, 1777.

The book of baptism shows a name famous in religion, poetry and story. It is the record of Dona Concepcion Arguello.

"On the 26th day of February, of the year 1791, in the church of this Mission of our Holy Patron St. Francis, I solemny baptised a girl born on the 19th day of the said month, the legitimate daughter of Don Jose Arguello, the lieutenant-captain, and commander of the neighboring royal presidio, a native of the city of Queretaro, New Spain, and of Dona Maria Ygnacia Moraga, a native of the royal presidio of El Altar, Sonora. I gave her the names of Maria de la Concepcion Marcela . . . And in witness whereof, I sign it on the day, month and year above given.

Fray Pedro Benito Cambon (rubric)"

Count von Resanoff, the Russian, envoy of the mighty Czar
Stood beside the deep embrasures, where the brazen cannon are.

He from grave provincial magnates oft had turned to talk apart
With the Commandante's daughter on the question of the heart,

Till beside the brazen cannon the betrothed bade adieu,
And from the sallyport and gateway north the Russian eagles flew.
Forty years on wall and bastion swept the hollow idle breeze,
Since the Russian eagle fluttered from the California seas.

And the citadel was lighted, and the hall was gayly drest;
All to honor Sir George Simpson, famous traveler and guest.

Quickly then cried Sir George Simpson: "Speak no ill of him, I pray!
He is dead, He died, poor fellow, forty years ago this day,—

"Lives she yet?" Sir George repeated. All were hushed as Concha drew
Closer yet her nun's attire, "Senor, pardon, she died too!"

—Bret Harte

Guillermo Antonio Richardson was the founder of Yerba Buena. His tent was located on Grant Avenue, between Clay and Washington. His house was the Casa Grande of the village until the Gold Rush. William Richardson had entered the Golden Gate on a whaling vessel named "The Orion." He wooed Maria Antonia Martinez, daughter of the Commandante at the Presidio, whom he married on May 15, 1825.

In the Baptismal records of Mission Dolores appears this entry: "On the 16th day of June 1823, in the Church of this Mission of San Francisco, after catechizing and examining him sufficiently in Christian doctrine, I bap-

tized solemnly a non-Indian adult of English nationality and Protestant religion, who was 27 years of age."

"His name is William Richardson, and he is a native of London, and the son of Protestant parents—William Richardson a landowner, and also of the city of London, and his wife, a native of the town of Rutan in the province of Kent. I gave him the name Guillermo Antonio. His godparents were Don Ygnacio Martinez, lieutenant of Cavalry, and Commander of this Presidio of San Francisco, and his wife Dona Martina Arellano, to whom I advised their obligations and spiritual relationship. In witness whereof I sign — Father Jose Altimira."

There are several tombs within the Mission. Most notable is that of Captain Don Jose Joaquin Moraga, who died on July 13, 1785. His remains were transferred to the church on April 8, 1791.

In the sanctuary near the altar is buried the Very Reverend Richard Carroll, who was pastor from 1853-1861.

VERY REV. RICHARD CARROLL
Vicar Capitular of Marysville
Pastor of this Church
1853-1861
Died March 31, 1881
RIP

Another stone carries the inscription: "Sacred to the memory of Victor Noe, died April 7, 1781, aged 76 years."

FALLECIO GUADALOPE GARDUNO
DE NOE al 15 de Junio 1848
de adad de 36 anos

SU NINA MARIA CONCEPCION
NOE FALLECIO el 24 Obro
de 1853 de edad de 13 anos

SU NINO ESPIRIDION
NOE FALLECIO
el 18 de Marzo
de 1861 de edad
de 22 anos

In the rear of the Mission lies William Alexander Leidesdorff, a prominent pioneer. He died May 18, 1848. This colored gentleman, from the West Indies, became one of the town's prominent businessmen, member of council, treasurer, member of school committee, vice consul for United States, owner of the first steamer ever about San Francisco Bay.

WITHIN THE ADOBE WALLS

BAPTISMS SINCE THE BIRTHDAY OF U.S.A. 1776

II THE CEMETERY

THERE IS an excellent statue of Father Serra, standing under a fir tree in the cemetery. This is the work of Arthur Putnam, a blind sculptor. Father Serra is buried in Carmel Mission, but he visited Mission Dolores in 1777, 1779, 1781 and 1784. Invested with special powers he administered the sacrament of Confirmation on three occasions at this Mission.

The first burial was of a child, a nine year old daughter of a Spanish soldier, Francisca Alvarez, on March 4, 1777. The first Christian Indian was buried on November 10, 1780, a four year old child by name Pedro.

A large monument marks the remains of Don Luis Antonio Arguello, the first governor of Alta California under Mexico.

Aqui yacen los restos
del Capitan
DON LUIS
ANTONIO ARGUELLO
Primer Governador del Alta
California bajo el Gobierno
Mejicano
Nacio en San Francisco
el 21 de Junio 1784
Y murio en el mismo lugar
el 27 de Marzo 1830

Here likewise is buried "Don Francisco de Haro, the first alcalde of San Francisco — 1835, died in 1849."

The boast of heraldry, the pomp of power,
And all that beauty, all that wealth e'er gave
Awaits alike the inevitable hour,
The paths of glory lead but to the grave.

Pioneers whose names may be found on countless streets of the city are buried here. There is Don Francisco Guerrero, the second alcalde, 1844. There is Don Jose Noe, whose ranch included Eureka Valley; Doña Candelaria Valencia and Don Jose Bernal, whose holdings embraced Hunter's point and Candlestick park. There are other Dons such as Francisco Sanchez, the original owner of Buri-Buri ranch, one third of San Mateo county and the present Spring Valley Company preserves.

Some monuments bear the letters V. C., meaning Vigilance Committee, a citizens' law enforcing assembly, which assumed authority.

James P. Casey killed James King of William for defamation in his Evening Bulletin. Casey was executed by the V. C. and on his tomb the passerby may read:

Sacred
To the
Memory of
JAMES P. CASEY
who
departed this life
May 22, 1856
Aged 27 years
May God forgive my
Persecutors
Requiescat in pace

Walking around to the west side, the visitor continues to read:

Erected
by the members of
Crescent Engine Company No. 10
as a tribute
of
Respect and Esteem

James Yankee Sullivan was jailed for ballot stuffing. He died in jail, some say a suicide, others that he was a victim of the vigilantes. On this prize-fighter's stone appears the epitaph:

Sacred to the memory of
the late deceased
JAMES SULLIVAN
who died
By the hand of the V. C.
May 31, 1856
Aged 45 years

Remember not, O Lord, our
Offenses, nor those of our parents
Neither take thou vengeance
of our sins
Thou shalt bring my soul out of
Tribulation, and in thy mercy Thou
Shalt destroy mine enemies

A native of Bandon, Ireland
Erected by James Mulloy
Jan. 26, 1858

The stone of Charles Cora reads:

Sacred to the Memory of
CHARLES CORA
A Native of Italy
who died May 22, 1856
aged 40 years
also his wife
ARRABELLA CORA
A Native of Baltimore, Maryland
who died Feb. 18, 1862
aged 35 years

No farther seek their merits to dispose
Nor draw their frailty from their dread abode
There they alike in trembling hope repose
The bosom of their Father and their God

The earliest grave markers of wood have disintegrated because of their age, material and fires. To keep in memory these forgotten dead there is a Grotto of Lourdes.

There is a statue of an Indian maid, a representative for the unmarked graves of some 5000 Indians; the original cemetery extended across many streets which the city cut through during the years.

Kateri Tekakwitha
for Faithful Indians

Lourdes Grotto
for Forgotten Dead

The image of Venerable Kateri Tekakwitha, a Mohawk, is a symbol of all California redskins, since she is on her way toward canonization and may be the first All-American saint. At her feet, are engraved the words: "In prayerful memory of our faithful Indians."

In the graveyard are French tombstones indicated by epitaphs which have words such as "Ici reposent," "Regrette de ses parents et amis," "ci git." There are names such as BAUDIGHNON, CHEMINANT, RENAULT, MOUZARD.

Trois victimes de l'horrible
Explosion du Steamboat Jenny Lind
Priez pour eux 1853

There are Germans as suggested by names like ELLIG, KRAMER, RHINE.

Im Vaterhaus Am Gottesthron
Da finden wir ihn wieder
Wo Jesus Christus Gottes Sohn
Verherrlicht Seine Bruder

Spanish graves are identified by such words as "los restos", "las cenizas." There are many names like BERNAL, ESPARANZA, NOE, DEL CASTILLO, GRANADAS.

Italians are recognized by such expressions as "pace", "filia de Pietro", "Lasciando i suoi parenti inconsolabili". Family names sound like RUFFINO, FAGIONI, DELLAPIANE, ANDORNETI.

Yugoslavs followed the golden fleece of the goldrush in argosies from Ragusa. They are represented by GARGUREVICH, KOISSE, and FORTUNATA.

This is indeed a United Nations with MACNAMARA from Kingston of the United Kingdom, MURTHA from St. Johns, New Brunswick; STEWARD from Scotland; CARMICHAEL from Sidney, Australia; BRUNNEL from Montreal, Canada; ELMS from Liverpool; COSGROVE of Chesire and URBANO of Portugal.

Various verses, reflecting the sentiment and homespun poetry of the age, may be found on many monuments.

Their names, their years, spelt by the unlettered Muse
The place of fame and elegy supply.
And many a holy text around she strews
That teach the rustic moralist to die.

Many died young, perhaps due to the rigors of the voyage from the old world and the hardships of pioneering.

May she who nursed these little ones
With tenderness and care
Enjoy grace in Paradise
And meet those flowers there.

Many came to this seaport settlement to leave no more. Some are buried in the ocean, but other sailors have been laid to rest in mother earth.

Though Bora's blows,
And Neptune's waves
Have tossed me to and fro,
Yet by Heaven's decrees
You plainly see
I am harbored here below
With many of our fleet
In hopes our admiral
Christ to meet.

Thus, throughout the cemetery, original lines express the sympathetic hopes and prayers of relatives and friends. All carry that note of immortality with which the Catholic buries his dead.

My bones they moulder in silent dust.
My soul to Heaven has fled to find my
Father, mother, brothers and sisters there
To rest with them in sight of God.
So farewell, dear brothers and sisters,
We all shall meet again.

The cemetery contains something from every county that is forever Ireland — from Leinster, Munster, Ulster and Connaught.

From MEATH, there is Murphy, Ashton, Caffery, and Little. There is Comerford, McActee, and Furlong of LOUTH, with Costello and Crosby of WESTMEATH. Casey and Doran came from KILDARE and Molloy, Doyle, Rice and Ross from WEXFORD. Here we read Carrol from KILKENNY, Lennon and McGlinn of LONGFORD, as well as Atkinson, Rodgers, Burns and Denigan. DUBLIN sent Dunne, Doran and Moylan. Hart might be from OFFALLY; Devitt and Kirby from LEIX. There is Graham and Smith of WICKLOW with Morgan of CARLOW.

Here lies McGowan of SLIGO and there Moran with Cox of LEITRIM. Bligh, Donahue, Hodges, Cunningham, Byrne and McMahon are all from ROSCOMMON. There GALWAY rests with Keegan, Kelley and Morgan while MAYO is represented in Plunket and McGinnis.

From the counties of Ulster came Bonner, Gallagher and McKeever of DONEGAL. Crotty and McLaughlin were born in TYRONE, and McCaffry of FERMANAGH died here, as did McPherson of DOWN. Here are the dead of CAVAN, Smith and Riely and the bodies of Carr and Brady of ARMAGH. Mitchell, with Travers of MONAGHAN are buried here with Keenan, McPeake, and Agnew—all of LONDONDERRY. Could that be MacDonnell and O'Neill of ANTRIM?

Munster glories in Burke, McMahon, Burns, Daily, Dalton and Foley of LIMERICK. We now see Hogan, Brown, Noonan, Fay, Boland and McNamara of TIPPERARY. Here is interred Draper, Tobin, Graham and Fowler of WATERFORD. These are all of CORK: Duggan, O'Brien, Ryan, Driscoll, Sullivan, Higgins. There rest in peace McCarthy of CLARE, with McNamara. The ring of KERRY encircles Conden, Murphy, Curtin, Penington, and Purcell.

Yet even these bones from insult to protect,
Some frail memorial still erected nigh,
With uncouth rhymes and shapeless sculpture decked
Implores the passing tribute of a sigh

On the outside wall of the Mission, facing the cemetery, is a plaque

FRANCESCO PALOU, O.F.M.

1722-1789

Founder of the Mission of San Francisco de Asis (Dolores)

Distinguished son of Spain—Missionary in the Serra Gorda,

Lower California, and at Carmel—President of Missions in

Mexico and California, Zealous Missionary, able Administrator,

resourceful Pioneer, chosen Companion and Biographer of

Junipero Serra,

FIRST HISTORIAN OF CALIFORNIA

Placed by the California Historical Society, October 4, 1938

Amid the tombs grows various kinds of trees, shrubs and flowers, suggesting both the thoughts of the forget-me-not and the lily of the resurrection.

1. Acacia
2. Acanthus
3. Ajuga
4. Alyssum
5. Angels Trumpet
6. Azalea
7. Baby's Tears
8. Begonia
9. Bishop's Balm
10. Bougainvillea
11. Burning Bush
12. Buxus
13. Cacti
14. Camelia
15. Campanula
16. Cape Marigold
17. Cedar
18. Chrysanthemum
19. Cineraria
20. Columbine
21. Comprosma
22. Coreopsis
23. Cornflower
24. Cotoneaster
25. Cyprus
26. Daffodil
27. Dahlia
28. Daisy
29. Delphinium
30. Diosma
31. Fan Palm
32. Ferns
33. Fir
34. Fire Thorn
35. Flax
36. Forget-me-not
37. Fox Glove
38. Fuschia
39. Gamolepsis
40. Gazania
41. Geranium
42. Gladiolus
43. Golden Rain Tree
44. Hawthorn
45. Heather
46. Heliotrope
47. Hen and Chickens
48. Holly
49. Hollyhock
50. Hydrangea
51. Ice Plant
52. Irish Moss
53. Ivy
54. Japanese Maple
55. Kerria Japonica
56. Jasminum
57. Juniper
58. Lantana
59. Lavender
60. Lawn
61. Lilac
62. Lily Calla
63. Lily Easter
64. Lily of the Nile
65. Limon Verbena
66. Lobelia
67. Magnolia
68. Maiden Hair
69. Marguerite
70. Meadow Rue
71. Michaelmas Aster
72. Montbretia
73. Morning Glory
74. Mountain Laurel
75. Narcissus
76. Olive
77. Oxalis
78. Palm
79. Pampas Grass
80. Pansy
81. Passion Flower
82. Peach
83. Peas
84. Pelargonium
85. Phlox
86. Pine
87. Pleroma
88. Poinsettia
89. Poplar
90. Poppy California
91. Poppy Oriental
92. Pot Marigold
93. Pyracantha
94. Quince
95. Redwoods
96. Rhododendrons
97. Rock Rose
98. Rose
99. St. John's Wart
100. Salvia
101. Shasta Daisy
102. Snapdragons
103. Spanish Broom
104. Star of Veldt
105. Star Daisy
106. Stocks
107. Tamarisk
108. Tea Tree
109. Tower of Jewels
110. Tulip
111. Veronica
112. Watsonia
113. Weigela
114. Yew
115. Yucca

A Little West of Mission

I

The city's beach is colorful
Deep waves fall white and green
Where the Golden Gate lets in the sea
And the sunsets gild the scene.

But, oh my native-rooted heart
Loves the hills of my ambition,
At just slightly south of Market
And a little west of Mission.

The fortified Presidio
The passing ships salutes
While bands and martial music
Pace parades of boots, boots, boots.

But the sounds of San Francisco
become its best musicians,
Heard slightly south of Market
and a trifle west of Mission.

II

Loud blasts of harbor noises
On harp strung bridges play
Commuters come from Tamalpais
And out of Oakland cross the bay.

But the bells of San Francisco
Sound Dolores by Tradition,
At just slightly south of Market
And in the very heart of Mission.

The park and trees of Golden Gate
With lakes and meadows, rolls
Out good earth for asphalt feet
With flowers and paths for souls.

But when it comes to walking
Where hills test your ignition,
It's just slightly south of Market
And a little west of Mission.

III

There are names like Casey, Cora,
De Haro and Arguello,
French, Italian, Spanish, Slavs
On stones which ages mellow.

And when each county of Old Ireland
Sought a judgment day's position,
It chose slightly south of Market
And a little west of Mission.

There are churches named Cecilia,
Thomas, Star and Vince de Paul,
Monica, Anne, Emydius, Mercy,
Whose pastors love them all.

But to found the cradle of our faith
The padres knew by intuition,
Should be slightly south of Market
And a little west of Mission.

III THE BASILICA

THE PARISH has had many churches during the span of its history. The Old Mission is the cradle and mother of all churches in this area. A larger parish church was dedicated by Father Brennan in 1876, the centennial year. The earthquake of 1906 badly damaged the structure and it had to be demolished, although the original Mission withstood the shake. A temporary parish church was built in the rear of the Mission and used for many years. In 1913 the cornerstone of the present parish church was laid by Father Patrick J. Cummins and the building was opened for the first Mass on Christmas Day, 1918.

On September 30, 1936, the parish church was consecrated by Archbishop John J. Mitty. The essential conditions for a consecrated building are that the church be permanent both in construction and purpose, solidly built as a perpetual place of sacrifice.

During the consecration ceremonies the bishop solemnly anoints twelve crosses on the inner walls and entrance of the church with Holy Chrism. The crosses are noticeable, especially on the day of the anniversary, when candles are lit at each cross. An indulgence is granted on that day for a visit to the Blessed Sacrament.

The main altar is of Numidian marble, the gift of Marie Louise Phelan, in memory of her parents, James and Alice Phelan. It was consecrated on September 30, 1936, when the relics of St. Amanda and St. Auxilius were

entombed. The hand carved crucifix over the altar is from Italy. The altar of sacrifice faces the people.

The side altars are surmounted by mosaics of the Blessed Virgin and St. Joseph.

Mosaic Medallions

Around the nave of the Basilica are medallions with pictures of the twelve apostles. Beginning nearest the altar, on the right side, may be seen:

James the Less, Jude, Simon the Zelote, Matthias, Andrew. Facing the altar are Peter and John. On the left side follow James the Greater, Philip, Bartholomew, Thomas, and Matthew.

Under the middle arches are mosaics of Father Francisco Palou on the epistle side, and Father Junipero Serra on the gospel wall.

Behind the altar, from left to right, are mosaics of St. Rose of Lima, Mater Dolorosa, St. Francis, and St. Emydius. Rose is a saint of Peru, honored by both Americas. Emydius is the patron for protection in earthquakes. Dolorosa and Francis are the two who gave their names to the Mission.

The windows of the Basilica represent the twenty-one Missions of California. Each consists of a) The picture of the Mission, b) the date of its founding, with its Spanish name, c) the Saint, or mystery represented by its name.

The windows, made in Germany, begin chronologically at the right side and continue around to the left rear. One depicts a figure of Father Serra (1713-1784), President of the Missions, and on the other side is a figure of Father Palou (1722-1789), the first pastor of Mission Dolores.

San Diego de Alcala—July 16, 1769
St. Diego was a native of Seville, Spain, a Franciscan lay brother. He died in 1463; his feast is November 12.

San Carlos Borromeo—June 3, 1770
St. Charles was Cardinal-Archbishop of Milan, Italy. He died in 1584; his feast is November 4.

San Antonio de Padua—July 14. 1771
St. Anthony was born in Lisbon, Portugal. This wonder-worker died in 1231 at Padua; his feast is June 13.

San Gabriel Arcangel—September 8, 1771
Gabriel is mentioned in the book of Daniel; he was sent to Zachary and to the Virgin Mary; his feast is September 29.

San Luis Obispo—September 1, 1772
St. Louis was bishop of Toulouse, France. Of royal descent he became a Franciscan. He died in 1297; his feast is August 19.

San Juan Capistrano—November 1, 1776
Born at Capistrano, Italy, St. John taught civil and canon law. He became a Franciscan, died in 1456; his feast is October 23. The swallows of Capistrano appear in the window.

MISSION DOLORES CHURCH — 1910 to 1918

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MISSION DOLORES CHURCH — 1876 - 1906

From 1876 to 1906, the faithful of Mission Dolores attended a brick church of Gothic design, located on the corner of Dolores and Sixteenth Streets. After its destruction by the fire and quake, a temporary building was used from 1910-1918.

The present church had its cornerstone laid in 1913 by Reverend P. J. Cummins. It was constructed to withstand earthquakes, for its predecessor on the corner had been badly damaged in 1906, although the Mission escaped. The first Holy Mass was offered on Christmas Day, 1918.

The towers were added in 1926, and retain the touch of Spain first introduced by the Padres. Inside, the architecture of the Church has a taste of the orient, the Byzantine as might appear in Venice or Constantinople. It reminds us of the years when the Moors invaded Spain and blended their style with the western world.

The Church was repaired on the outside and painted in 1950 by Bishop James O'Dowd. The present pastor, Bishop Merlin Guilfoyle, has embellished the inside with beautiful carvings of the Seven Dolors, Stations of the Cross, a majestic carpet on all the aisles, and decorative paintings ornamented as in Old Spain by gold leaf.

The Papal Coat of Arms reminds us that on February 8, 1952 Pope Pius XII honored the parish church of Mission Dolores with the title of Basilica.

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Troubled times lay ahead. In 1823 the Mission was almost abandoned. In 1830 the Mexican Government, disregarding all the wonderous accomplishments of the Franciscans, disbanded the properties of the Church and secularized the Missions. With the disappearance of the Mission as a strong living entity, the protector and guide of the Indian child was gone. In 20 short years the Indian population decreased from 3,000 to 50.

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In 1850 a visiting French author viewed the Mission and wrote a pathetic but not prophetic description—"*The Mission can only be described as a ruined relic.*" At that time, the adjacent area was used as an amusement center, with two horse-race tracks and innumerable liquor establishments. The youths were all but forgotten.

(Continued on Page 37)

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Basilica Center Notes

The BASILICA CENTER structure is completed. To make the building functional, much equipment is needed. We have received many inquiries concerning the possibility of donating this equipment. With this thought in mind the following are a few items for you to consider:

ELECTRIC SCOREBOARD — for our future CYO Champs.

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LIBRARY— We plan to have a select library for our parishioners. All types of books are welcomed. Those books which have given you hours of enjoyment now can give others the same.

Yearly Fiesta Notes

DINNER—

During the Sunday games eat at World Famous Mission Dolores Auditorium, Town House, Chicken House. Not the home of crepe suzettes, but the finest of Petaluma and Novato live for selection at M. D.

Better halves — $1.25 Half-pints — $.75

CIGARETTE—

Don't walk a mile, see the independent tobacco experts, the extremely mild-mannered gentlemen who know their ABC's and give the king-sized and regular prizes. — Remember: NDF/MFT.

GAMES OF SKILL—

"There are prophets in the land." To those with an interest in legal tender, the acquisition and retention thereof. When in the Center, visit the Fathers' Club.

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Let us explain. This is not the second-hand store. This is the Emporium. For your artistic, economic and practical tastes. You really can't miss.

DOLLS & TOYS—

The booth for the guys and . . . Equipment for the fellas, and O! those beautiful dolls — not fickle-minded, real-life girls, not even paper dolls.

CANDY—

C'est si bon-bon. The "Dolorian" booth, but nothing sad about this one. Now I ask you confidentially, ain't it sweet?

FROZEN FOOD—

The big freeze is on for the most desired cold shoulders and other cuts. You'll have a warm welcome

GROCERIES—

The lucky and safeway for the littleman to change his long green into basketfull of same.

NEEDLEWORK—

A stitch in time is a friend indeed and one in the hand is worth two in the booth.

KIDS' GAMES—

No license needed. Just follow the leader and see what you can hook. Nothing fishy about these games. So, dart over — just throw them in the right direction.

REFRESHMENTS—

The booth with the high "I.Q." (It quenches). The way to a man's heart is through the refreshment booth.

COFFEE AND SUGAR—

Take five to share Brazil's pride and joy. The refined staff may be raising cane, but you won't get beet.

HAM AND BACON—

Once upon a time there were three little pigs—in fact there were many more—all plump, robust and healthy. "We got 'em!

BINGO—

In case you are not lucky at cards, don't worry. This is the answer. Use your bean and you will win—as long as nobody's got your numbers.

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Through all the trouble, the seemingly impossible task continued, and in 1852, the first school at the Mission was started by Father Fontaine in an adobe building located to the north of the Mission Church. This school had three rooms and was separated from the Church by a line of stores and residences. Staffed by three teachers, the enrollment was twenty students.

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In 1853, Father Fontaine bought a section of wilderness north of the Mission, bounded by the present day 14th, 15th, Sanchez and Noe Streets. On this sandy, wind-swept ground, he erected a two-story brick building to be used as a school. However, the inaccessible location doomed it a failure as a school. In 1854 St. Thomas Aquinas Seminary took over the building and continued as such until 1866.

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CITY ELECTION – TUESDAY, NOVEMBER 3

The destiny of the site was again in focus, and after the appointment of Father Eugene O'Connell as Diocesan Prelate, the Mexican Government returned the land to the Archdiocese in 1857. The United States Government immediately recognized the Church's land title—a grant which we still enjoy today.

The arduous task of rebuilding the Parish was at hand. Again and again every attempt was made to

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secure adequate education for the children of the Parish. Every effort met with consistent failure until, finally in 1866, the good Sisters of Notre Dame de Namur accepted the reins of responsibility to educate and guide the youth of the Parish.

The school was now located across the street from the Mission and in a building never designed to be

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used as such. But the minds and the hearts of the children rejoiced as did the Mission itself, for it seemed as though the very ground was thankful that the Mission's destiny of good for the young was being fulfilled.

In 1874 the Mission was singularly honored when the growing city of Yerba Buena changed names. Now it was to be known as San Francisco.

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great numbers. The children were drawn to the Old Mission and soon the school was overcrowded. Consequently the days of co-education came to an end, with the girls returning across the street to be taught by the Sisters, while the boys filled the new school to capacity, being taught by the Christian Brothers. Later the Sisters of Notre Dame took complete charge of the teaching of the children in both schools.

Disaster struck again. For in 1906 the beautiful brick Church was shaken asunder, necessitating com-

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plete demolition. The sturdy old Mission, held firm by its cornerstone, remained standing erect, with a job still to accomplish.

In 1910 a temporary wooden structure was completed, attached, as it were, to the original Mission Church to gain strength and guidance in order to continue to shelter the adults and the children of the Parish in search for good Christian living.

(Continued on Page 48)

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Mission Dolores Grammar School viewed from Church Street in 1916

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The first parish school was built by Father Flavian Fontaine in 1852. Another school was erected by Father Richard Brennan in 1893. The present school was constructed under the supervision of Monsignor John Sullivan and completed in 1931.

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ments of men, women and children of the Parish to gather for their social needs.

The completion of this school would seem the final step, but still one remained. The children, as well as adults of the Parish, needed a place to gather, close to the heart of the Mission, to be protected by its guiding cloak.

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everything that is necessary for a full life, for keeping a strong and healthy mind and body, so that always we may better serve ourselves and our country through the guidance of the Almighty, for the greater Honor and Glory of God.

(Concluded on top Page 60)

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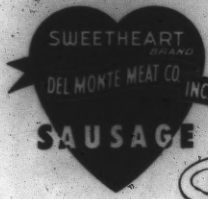

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ST. VINCENT DE PAUL SOCIETY—to help the poor of the parish. Meeting—every Tuesday at 8:00 P.M.

MISSION DOLORES PARENT-TEACHER GROUP—for all mothers of boys in Mission Dolores School. Meeting—3rd Tuesday at 8:00 P.M.

MISSION DOLORES DADS CLUB—for all dads of Mission Dolores Boys. Meeting—1st Tuesday at 8:00 P.M.

NOTRE DAME PARENT-TEACHER GROUP—for all mothers of girls in Notre Dame Grammar School. Meeting—1st Tuesday at 8:00 P.M.

NOTRE DAME FATHERS CLUB — for all fathers of girls in Notre Dame Grammar School. Meeting—2nd Thursday at 7:30 P.M.

NOTRE DAME GUILD—for all mothers of girls in Notre Dame High School. Meeting—2nd Thursday at 8:00 P.M.

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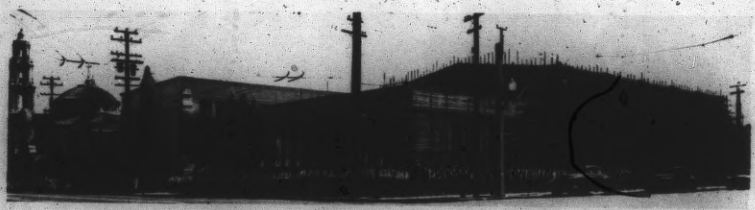

BASILICA CENTER NEAR COMPLETION

We now officially open another building in our parish plant. It is called *Basilica Center*, because it will be the center of much activity. It will promote the cultural life of the parishioners by gradually assembling a lending library. Youth will enjoy its gymnasium and athletic facilities. Boy Scout Troop 46, as well as Girl Scouts will meet here. Other assembly rooms will foster the spiritual life of the parish of Mission Dolores Basilica.

Note of Appreciation

To all our advertisers and friends whose generosity and kindness made this book possible, we offer our sincerest thanks; secure in the knowledge that all our parishioners will reciprocate by giving you every consideration in the future.

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MISSION. MISSION HOUSING DEVELOPMENT CORP.

CHAPTER V: MISSION HOUSING DEVELOPMENT CORPORATION

THE MISSION HOUSING DEVELOPMENT CORPORATION

"The MHDC was created on August 6, 1971, and designed to establish a single unified housing agency in the Mission capable of undertaking a wide range of housing and housing-related activities."

The organization is composed entirely of community residents and is an attempt to provide a coordinated housing program in an area where the housing stock is critically deteriorated. Seen in perspective, the formation of the MHDC is part of the attempt to organize the community into a coordinated, cohesive unit. This movement, prior to the founding of the MHDC, witnessed the formation of the MCO, or Mission Coalition Organization. The impetus behind these activities was the threat of massive urban renewal. Therefore, the intent of the Mission district has, in the recent past, been one of area preservation rather than demolition.

For the purposes of this study, three aspects of the MHDC program are pertinent: funding, program operations and the community information system.

Funding

The greater part of the initial funding for the MHDC program came from a 1972 agreement with the Crocker National Bank. At that time, the bank was given a Model Cities deposit of $150,000 in exchange for $1,500,000 in rehabilitation loans at seven percent interest. An arrangement was also made with SAMCO (Savings

Associations Mortgage Company), to organize a Homeownership Program.

"Basically, the program will require a one-time deposit into a SAMCO account, which will generate a specific amount to be loaned to Mission area residents at low-interest rates. The MHDC will purchase buildings, complete the necessary rehabilitation, and then resell them to Mission area residents with SAMCO providing the long-term financing."

Presently, the agency has $192,000 on deposit with Crocker National Bank--$150,000 of this is for seven percent rehabilitation loans and the remaining $42,000 is for three percent supplemental subsidy loans.

There are three lending programs administered by the MHDC. These are aimed at single-family homeowners and landlords of buildings containing less than four units. First, is the Flat Grant Program--this program makes available to qualifying owners a maximum grant of $3,000 and is applicable only to units in the Mission Model Neighborhoods. Second, is an Incentive Grant of $1,500 maximum, available to landlords who will finance additional repairs themselves. The stipulation is that the rehabilitation costs cannot be paid off by increasing tenant rents. Third, is the Interest Subsidy Program which applies to homeowners paying more than twenty-five percent of their income in housing--qualified homeowners can be subsidized on their interest payments so that they pay only

three percent of the total. Where homeowners have taken a loan to supplement a grant, the MHDC combines the present mortgage and rehabilitation cost into one payment. An example is shown below:

	Mortgage	Monthly Payment
First Mortgage	$ 10,000	$ 139.00
Second Mortgage	5,000	93.00
	$ 15,000	$ 232.00
Cost of Rehabilitation	$ 8,000	
Less Grant from MHDC	3,000	
Amount Owner Needs for Rehab.	$ 5,000	
Title Insurance & Expenses	1,000	
Amount of New Loan (Includes 1st & 2nd Mortgages & Rehab. Cost)	$ 21,000	$141.00

As of February, 1974, the amount of monies allocated by the agency totaled approximately $183,643. Summary statistics prepared by the MHDC are presented below:

1. Four-hundred fifty people have received some form of rehabilitation assistance.

2. Grants:

Flat Grants	40	$115,710.00
Incentive Grants	41	$ 64,147.00
Interest Subsidy	7	$ 2,786.00

3. Loans - Crocker Bank Loans at seven percent simple interest:

Loan Sponsorship	38	$126,724.64
Through Other Banks	4	$ 12,390.43

Program Operations

The owner interested in rehabilitation comes to the agency on his own initiative. This is the significant difference between the MHDC program and Federally-funded redevelopment programs. Once

the eligibility of the applicant is determined, the MHDC sends its representative to inspect the premises. The representative then gives an estimate of what the cost of the project should be. It is not general policy to help the homeowner locate a contractor. If the homeowner requests assistance, the corporation has several firms that it recommends. In essence, the MHDC inspection serves as a guide to the homeowner in choosing his contractor. The homeowner is told to be leary of estimates much lower than the Corporation's. The final bid, however, is made independently of the MHDC.

During the course of the rehabilitation, the loans become liens against the building for the five-year amortization period. If the owner sells the building within five years of the date of purchase or rehabilitation, he/she is required to pay back the full amount of the loan so that the funds are available to other applicants. One of the primary goals of the program is to stabilize the Mission, an area with a higher than normal rate of transience. Homeownership is seen as one of the primary forces of stabilization in the neighborhoods. By requiring immediate payback if the property is sold, the MHDC hopes to prevent speculative purchasing.

One of the more interesting activities of the agency is the condominium program. It was found that FHA Section 235 Programs were not flexible enough for use in the Mission; first, funding was scarce; second, mortgage limits were too low for the San Francisco area. Similarly, problems were found with the Section 236 Program. Once again, funds were limited and properties were sold before HUD

feasibility studies could be completed. Also, the maximum insurable loan amounts and rent limits were too low for the city.

As an alternative, the MHDC began the practice of buying structures at the market rate--rehabilitating them and selling them back to community residents. Several buildings have been rehabilitated and resold as condominiums.

In many respects, the condominium program merits consideration for citywide application. By dealing with open market properties, the MHDC is purchasing as a private, rather than public agent. At the same time, if people are dislocated by the rehabilitation, they are eligible for relocation assistance, because they are dealing with a public agency. This approach is one way of maintaing and prolonging the life of a housing stock. One problem to be examined would be the effect of a large-scale program on the "natural operations of the housing market."

Community Information System

Through an intensive public relations campaign, the Mission community was informed of the MHDC assistance. First, leaflets were distributed by mail. The MHDC agents went door to door, further explaining the program in detail. The agency feels the response was excellent. In the first year of operation, 261 applications were processed. Since that time, there has been a steady stream of applicants.

The success of the MHDC points to the need for an intensive institutional public relations system. This is particularly vital when program participation is on a voluntary basis.

The Future of Restoration and Rehabilitation in the Area

According to John Bourne, Project Director, it is doubtful that large-scale Victorian restoration can take place, given the current income mix in the area. Low- and moderate-income groups cannot finance a Victorian restoration. Additionally, these groups are not convinced of the significance of the Victorians. They are more interested in "modern" accommodations. For this reason, rehabilitation and modernization programs have greater area wide potential.

The regenerative process has caught on in only a few of the streets where the MHDC rehabilitations occurred. Where regeneration was stimulated, resident composition and income flow was fairly stable. One of the major problem faced by this program is the fact that many residents are too poor and indebted to take on additional loans. As long as these people are homeowners and as long as financing is difficult to obtain, the rehabilitation process will be retarded.

There appears to be no major shift of resident composition in the Mission. Specifically, an in-shift of middle-income families on an area wide level does not seem to be taking place. Where transition has occurred, it has been primarily in these units of unique Victorian vintage.

Four cases from the files of the MHDC will be studied. Each will illustrate one of the major rehabilitation programs now in operation by the MHDC. The first three cases occur on the same street as the examples of the Victorian preservation-restorations.

Case I

The first case is an example of a rehabilitation loan used to renovate a building divided into four apartments. As mentioned earlier, an owner is qualified if he or she spends more than twenty-five percent of their yearly income on housing. In this particular case, the owner was widowed, with a total income of $13,587. The MHDC report indicated that a great deal of work was needed.

> "There is more than $10,000 of work needed to be done on this building. (The) owners have already done a couple of thousand (dollars worth of work)"

At the time of the rehabilitation, two of the income generating units were occupied, the third was vacant and the fourth was occupied by the owner. The flats were occupied by young single individuals and couples. One can see from the type of work desired by the owner that the intent was, in part, to make each of the units more self-contained. The owner's estimate of the job is shown below:

	Type of Work	Estimate
Electrical:	rewire light circuits, add outlets, separate meters for each unit.	$2,000.00
Plumbing:	new water lines, gas lines, four furnaces, four water heaters.	3,600.00
Bathrooms:	four bathrooms.	2,400.00
Paint front and sides of building.		1,350.00
Total:		$9,350.00

A brief summary of the invoices will serve to illustrate the type of work done and the component costs.

1. For: finish carpentry, clean-up, cabinet work, plumbing fixtures and labor.

Labor	$ 399.33
Materials	
Lavatory	$ 59.13
Toilet	31.95
Spackle	.83
Contact Cement	3.45
Lumber	21.13
Total:	$ 515.82

2. For: formica counter-top, shower, finish carpentry, testing of gas lines, partial paint, sanding floors, installing fans.

Labor	$ 618.20
Materials	408.73
Total:	$1,026.93

3. For: gas line installation and miscellaneous minor work.

Total:	$ 561.13

4. For: carpentry.

Miscellaneous carpentry	$ 140.68
Finish carpentry	575.90
	$ 716.58

5. For: painting.

Total:	$ 561.13

6. For: heating work.

50,000 BTU furnace with four outlets	$ 650.00
80,000 BTU furnace	650.00
Vent materials	200.00
Total:	$1,500.00

7. For: plumbing.

Materials	$ 528.28
Labor	316.47
Total:	$ 864.75

8. For: miscellaneous $ 135.00

9. For: framework and repair of dry rot.

Materials	$ 128.51
Labor	236.17
Total:	$ 348.06

10. For: Demolition hauling, framing.

Total:	$ 604.69

The total for the work listed above is $6,540.08. Note that the total costs of the paint work are not included in this listing.

Before any type of financial transaction with the MHDC is finalized, the owner must sign a rental agreement stating that rents will not be increased after the structure has been rehabilitated. The economics of the case study are summarized below:

1. Rental Structure:

Apartment	Monthly	Yearly
1. Vacant	$ 150.00	$ 1,800.00
2. Occupied	135.00	1,620.00
3. Occupied	140.00	1,680.00
	$ 425.00	$ 5,100.00

2. In addition to rental income, the owner receives a yearly salary of $5,087 and interest from savings amounting to $5,200. The total yearly income is $15,387, (this total figure includes rents at 100 percent occupancy. In the year the building was rehabilitated, only $3,000 in rental income was reported. After rehabilitation, it is fair to assume close to 100 percent occupancy).

3. Loan terms:

Loan amount	$10,000.00
Total payments	$13,933.20
96 monthly payments	$ 116.11
Yearly payment	$ 1,393.32

4. Assessment:

	Assessed	Market	Tax
Structure	$3,975	$15,900	$486.94
Land	3,200	12,800	392.00
	$7,715	$28,700	$860.94

The assessment has not been raised since the rehabilitation was completed in 1973.

5. Other expenses:

	Month	Year
Mortgage and insurance	$ 240.00	$ 2,880.00
Hazard insurance	16.50	198.00
Heat and utilities	60.00	720.00
Garbage	8.40	100.80
Water	27.50	330.00
	$ 352.40	$ 4,228.80

From the above figures, the year one income statement for the building can be calculated.

Income Statement

	Income	Cash Flow
Gross rents	$ 5,100.00	
Other property income	0.00	
	$ 5,100.00	$ 5,100.00
Expenses		
Expenses (less mortgage)	$ 1,348.80	$ 3,751.20
Taxes	860.94	2,89.26
	$ 2,209.74	
Net cash flow if free and clear of debt		$ 2,890.26
Debt service		
Mortgage	$ 2,880.00	$ 10.26
Rehabilitation Loan	1,393.32	$-1,383.06
Total:	$ 4,273.32	
Net cash flow		$-1,383.06

As the cash flow shows, the owner is losing money on the house. With the additional payments from the rehabilitation loan, 37 percent of her total income is invested in housing. Without the rehabilitation loan, 27 percent of her total income was spent in housing. This, of course, is a short-term loss.

Case II

In the second case, the owners of the property qualified only for an interest subsidy. Twenty-six percent of their total income was spent in housing. The building is subdivided into two flats, one of which is occupied by the owners, two single males. The building characteristics are described below:

Lot 25 x 120	3,000 square feet
First floor rental flat	$225/month, five rooms
Second floor flat	six rooms
Style	rustic
Year built	1903
Foundation	brick and concrete
Zoning	R-3

The owners had recently taken over the building at the time of rehabilitation. Together, they had a combined yearly income of $14,542. Prior to their application for MHDC assistance, they had invested $1,520 in the building: $220 for roofing repair, $500 for kitchen remodeling, $300 to paint the rental unit and $500 for rental

unit appliances. They appled for a $2,500 loan with Crocker National Bank to finish the rehabilitation work and received a total of $1,100 in interest subsidy money from the agency. The loan and interest subsidy would be used for the following repairs:

Electrical improvements	$ 400.00
Remodel baths	900.00
Paint exterior	1,350.00
	$2,650.00

The owners would act as their own contractor. Therefore, the agency had little involvement during the actual rehabilitation process.

The house was purchased for $32,000. At the time of rehabilitation, $22,000 of the original mortgage remained. A second mortgage was taken out on the property for the amount of $4,900. A summary of the outstanding loans is shown below:

	Total Amount	Monthly	Yearly
First Mortgage	$ 32,000	$ 186.00	$ 2,232.00
Second Mortgage	4,900	49.00	588.00
	$ 36,900	$ 235.00	$ 2,820.00

The rental unit provides a monthly income of $225.00 a month and $2,700 a year. The average monthly salary of the owners is $675.00. Utilities and other operating expenditures average around $593.00 a year. The assessed values are shown below:

	Assessed	Market	Tax
Land	$3,450	$13,800	$422.62
Structure	3,950	15,800	483.88
Total:	$7,400	$29,600	$906.50

The building was purchased for slightly over $32,000. This gives some indication of how imprecise the market value figure is when it is computed from assessed value.

An income statement will be developed for the case. It will not be an overly precise estimate of the building's financial resource to the owner.

This is because the owner is occupying half of the dwelling unit. As in the first case, the money he saves by doing this is not computed into the statement. For the purposes of the rehabilitation loan, the maximum first year, first quarter payment will be used. As with most loans and mortgages, this amount will decline with time. The owner is paying back only three percent of the total seven percent interest on the $2,500 loan. The remainder is covered by the MHDC.

Income Statement

	Income	Cash Flow
Gross rents	$ 2,700.00	
Other property income	0.00	
Net rental income	$ 2,700,99	$ 2,700.00
Expenses:		
Taxes	$ 906.50	
Operating	593.00	
Total:	$ 1,499.50	$ 1,200.50
Net cash flow if free and clear of debt		$ 1,200.50
Debt service:		
Mortgage		
First	$ 2,232.00	
Second	558.00	
Total:	$ 2,820.00	$-1,619.50
Rehabilitation loan	$ 575.00	
Net cash flow		$-2,194.50

Although the owner is showing a loss on the building, in the long-run, this will reverse itself and begin to show a profit. He is, in effect, paying $182.87 a month in "rent."

Case III

The third case is an example of the type of rehabilitation work that is being accomplished with the help of a $1,500 income incentive grant. Twenty-nine percent of the owner's income is absorbed in housing expenditures. The building is subdivided with one part owner-occupied and the other rented out for $120 a month. The rental flat has four rooms and the owner-occupied flat has five. After the initial inspection by the MHDC, the following comment was written:

> "The house is in good shape. No great emergency exists, but the roof should be taken care of before the rains come."

The single most extensive job was the plumbing system. Almost five thousand dollars worth of work was needed on the structure.

Architect's Estimate of the Work Needed

Type of Job	Cost
Painting	$ 800.00
New heating system	?
Repair rear porch steps	400.00
Clean up	100.00
Repair & patch exterior surfaces	400.00
Repair windows	75.00
New roof	650.00
Repair downsprouts and gutters	100.00
Provide water repiping from meter replace leaking sections of wasteline	1,500.00
Patch interior walls and ceilings	300.00
Interior painting	600.00
	$4,925.00

The condition of some of the interior surfaces caused problems during the course of the rehabilitation work. Walls were very deteriorated and the old wallpaper was lifting up, ruining the paint job. The contractor was told to scratch the walls very carefully so as not to ruin the good areas. It was estimated that a perfect paint job would cost $1,800 and up. The bid price for the work done was $900. The more extensive job was deemed too expensive.

Since the total MHDC grant was $1,500, the owner had to select the type of work undertaken with those funds. In the end, the interior paint job and roof repair were opted for. The total cost was $1,485: $900 for the paint and $585 for the roof. An income statement analysis is not necessary here since the MHDC money required no payback on the part of the owner.

Lessons to be Learned from the Liberty Street Rehabilitations

As with any rehabilitation, the most significant benefit accrues to the people who own and reside in the structures. It is difficult to put a dollar value on the benefits of living in pleasant, adequate surroundings. For this reason, the initial losses incurred by the owners of these rehabilitation units may not be viewed as losses by them at all. They willingly contracted the MHDC thus indicating desire on their part to improve their properties. For them, the benefit was greater than the cost.

Case IV: Rehabilitation Costs Compared to New Construction

The question of benefits is as significant as the question of costs in rehabilitation work. The optimal case is one in which

both the benefits and the costs of rehabilitation prove to be greater than the costs of constructing a new unit. Such is the case in the following example.

The MHDC uses a method called "Market Data Approach" for comparing rehabilitation costs against reproduction costs. In this method, estimates are made of the construction costs of reproducing a similar dwelling unit under the current market conditions. The cost figures are obtained from builders' estimates and actual costs incurred in the construction of similar units.

In this case, the primary consideration was whether it was in the best interests of the family to buy this older structure and face immediate rehabilitation costs, or, to invest in another newer structure. The family consisting of a mother and daughter qualified for a $1,500 home ownership grant and later received a $920 rehabilitation grant.

The first step in the market data approach consists of a residential appraisal report in which the existing condition and characteristics of the building are evaluated.

Residential Appraisal Report

Type	Single family
Lot size	25 x 100
Age of building	60-70 years
Effective age	40 years
Remaining economic use	30 years
Exterior	brick/wood
Style	bungalo
Average overall condition	fair--needs termite repair, paint & grading work.

After the general appraisal of the building, the reproduction costs are estimated. This serves as an indication of the market value.

Estimated Market Value

Reproduction Costs:	
Main dwelling 1,795 sq. ft. @ $13 per sq. ft.	$23,335
Garage 372 sq. ft. @ $5 per sq. ft.	1,860
Basement 718 @ $3 per sq. ft.	2,154
Extras	75
Total Reproduction Value	$27,424
Less Depreciation (physical) $8,000	
Lacks one bath (functional) $3,000	
Depreciated value of land and improvements $250	
Market Value: Purchasing Price	$25,654

Since the $25,654 selling price is less than the costs of reproducing the unit, purchase is a justifiable consideration. The physical depreciation figures are a straight line reduction function based on the age of the structure.

The house was purchased for $25,000. It appears that the market approach presented above is a fairly good estimator of value. As shown below, the assessed value does not approximate the true market value, as determined by the market value approach.

	Assessed	Market Value	Tax
Land	$ 2,175	$ 8,700	$ 266.44
Improvements	1,500	6,000	183.75
Total:	$ 3,675	$14,700	$ 450.19

Immediately after purchase, $520 had to be invested for dry rot and termite repair. Another $650 was invested for exterior painting. Since the MHDC supplied a $920 rehabilitation grant, these improvements cost the owners an additional $250. Three thou-

sand dollars was put toward the downpayment. One thousand seven hundred sixty dollars of that was an MHDC downpayment grant. A 9.25 percent, thirty-year term, $21,504 mortgage was obtained. Average monthly installments are $173.14. The owner's gross income is $889 per month. The loan terms constitute about twenty percent of the gross income. When taxes and operating expenses are included, the owner will spend approximately twenty-five percent of his monthly salary in housing.

Lessons From Case IV

Five hundred twenty dollars had to be invested immediately in repairing damage due to termites and dry rot. This points to another problem common to purchasers of older homes. Quite often prospective buyers are not made aware of the structural deficiencies in these units. The homes are purchased and then it is realized that significant rehabilitation work is needed. As the MHDC director pointed out, this is particularly critical with the lower income groups. Since they cannot afford new or well maintained structures, they are likely to face this type of additional cost. In such instances, the question really becomes one of who should incur these rehabilitation costs--the old or the new owner. Termite inspection is required before the resale of a structure. The MHDC would like to add a compulsory inspection for dry rot, which is another common deficiency found in older units. The result of a mandatory building inspection would be to make both owner and buyer aware of the financial costs they are likely to incur.

A Comment on Comparing Rehabilitation and New Construction

Evaluating the costs of rehabilitation are very problematic. First, one must ask if prolonging the life of the building is an economically sound investment. A comparison with the construction costs of a new similar type of building is the most valid way of doing this. If the costs of rehabilitating the older building are less than the construction costs of a new building, rehabilitation obviously makes more sense.

Another approach commonly used is a comparison of market values of similar properties. If the market values of these properties seem high enough to offset the estimated rehabilitation costs, renovation is justified. There are several problems inherent in this approach. First, no two market properties are the same. Housing units are reproducible but locations are not. Two identical houses at different locations will command different selling prices. Since the home buyer purchases the entire bundle of house and land, it is difficult to separate how much of the total price he allocates to structure and how much he allocates to site. Because of this, a comparison of market values must proceed very carefully.

A third problem, more social in nature, is the most difficult. The psychological attachments a family feels toward a particular dwelling unit cannot be compared or reproduced by either of the first two methods. There are no market rates for this aspect of rehabilitation.

An owner planning the rehabilitation of his home must examine his situation on two levels. He must evaluate his economic position and see how much he can invest in rehabilitation. Along with

this, he must determine that it is an economical investment. At the same time, he must realistically examine his relationship to the structure and to the area. Is he happy there? Is there enough space? Does he like his neighbors? Are most of his social contacts made within the neighborhood? Is his home convenient to his place of work? If the answer to these and similar questions is yes, the homeowner should consider if he can reproduce his social situation elsewhere. It is up to the individual to decide if these social implications override the economics of the situation.

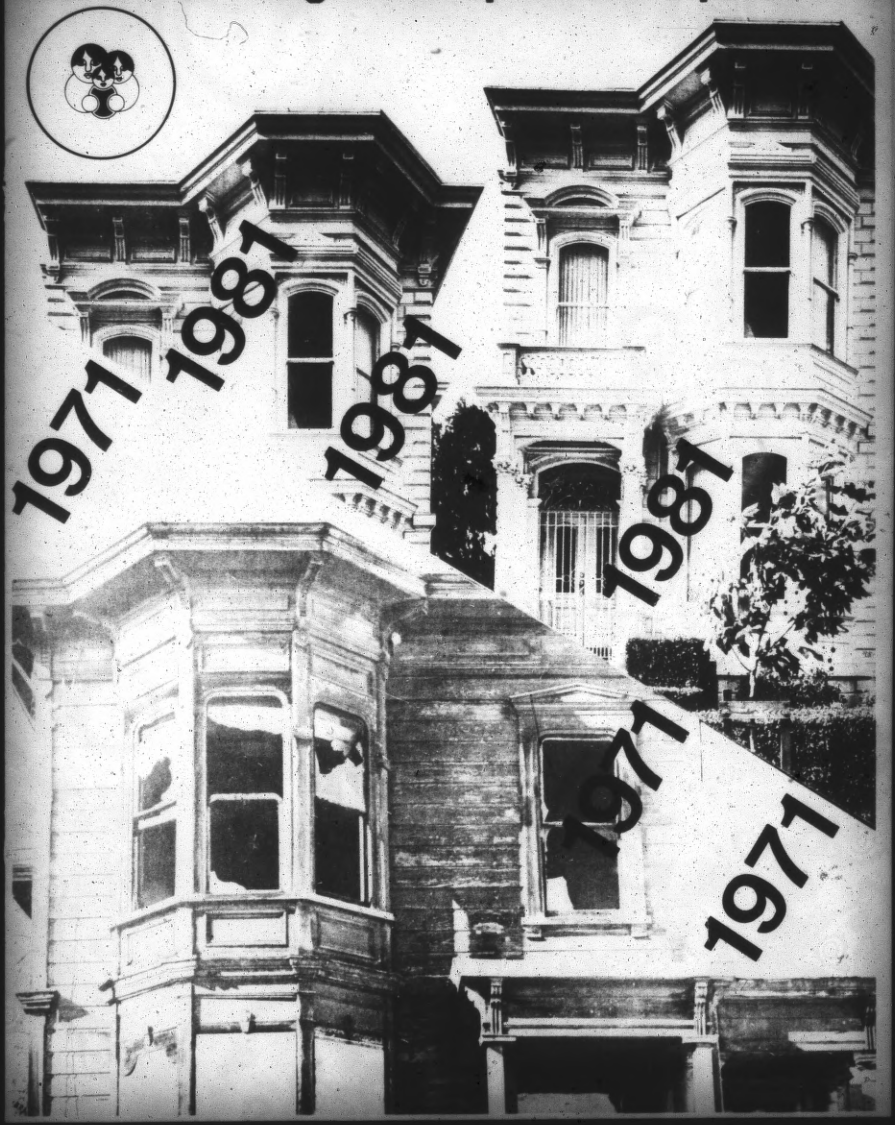
Conclusions

There seems to be general satisfaction with the quality of work done in the MHDC projects. If there has been widespread displeasure, it has not been documented with the agency. Mr. Bourne, program director, says that this is in part due to the fact that the construction firms used to come from within the community. A good number of them are minorities. Whether or not the acceptable quality of work can be attributed to a sense of commitment or community on the part of the contractors is not clear.

Although the MHDC acts as an artificial market stimulus, it serves a valid function in its service to the lower-income community. It gives these people a way of rehabilitating their homes, if they should desire it. The program has been disappointing in the sense that it has not helped more people during the period it has been operative. But, those who have used the MHDC services have benefitted from easy financing and sounder, modernized dwelling units.

It is not clear that a program similar to the MHDC could operate on a citywide level. The viability of the MHDC has in some respects been due to the grassroots nature of the operation. Staff members reside in the area and are therefore sensitive to the needs of the residents. In turn, the residents would not feel intimidated by the MHDC because the staff they deal with are part of their community. One posits that this type of empathy would be difficult to achieve on a centralized level.

Mission Housing Development Corporation



Tenth Anniversary Evening Program

Thursday, August 6, 1981

Program

No Host Cocktail 6:30 P. M. -7:30 P. M.

Music —

7:30 P. M.

Invocation

Monsignor James Barry Flynn

Introduction

Terry Lowry

Presentation of Distinguished Guests

Keynote Speaker

Supervisor John Molinari

Posthumous Award of Recognition

to

Hal Dunleavy

Housing Consultant

Received by

Mrs. Althea Dunleavy

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Assistant Director

M. H. D. C. History

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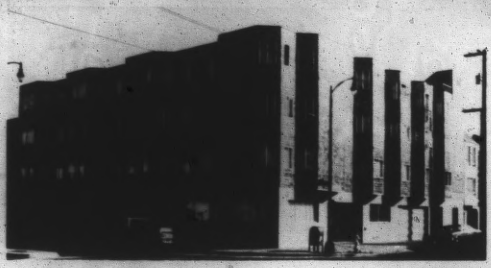

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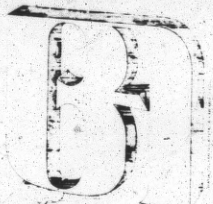

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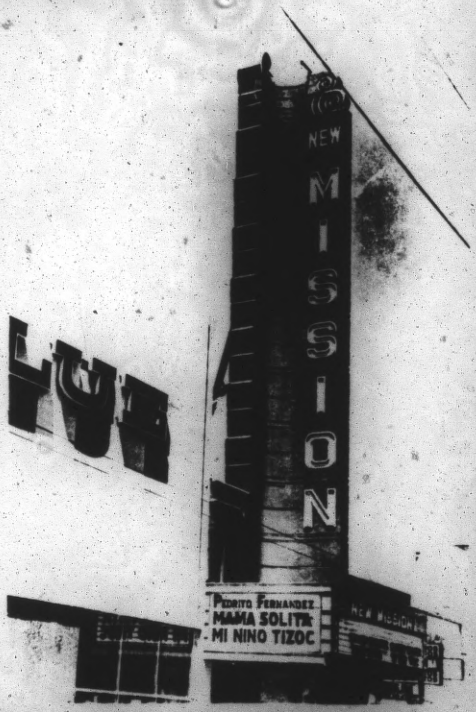

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Leo McCarthy	State Assemblyman 18th District
John Molinari	Chairman Board of Supervisor San Francisco

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MISSION. MISSION NEIGHBORHOOD HEALTH CENTER

Mission Neighborhood Health Center. (240 Shotwell St.)

1. Unique new health center for SF's poor.
   SF Chron. May 1, 1968. p. 5. c. 5.
2. An Unusual medical facility.
   SF Exam. May 1, 1968. p. 9. c. 1.

Mission Neighborhood Health Center

1. A brighter future for health center
   Chron. Mar. 30, 1973. p.4.c.6.

Mission Health Center.

New US attack on Mission Health Center.
Chron. Sept. 20, 1974. p.22.c.1.

Mission Neighborhood Health Center.

Federal ultimatum--$1 million for clinic here
Chron. Nov. 1, 1974. p.55.c.4.

Mission Neighborhood Health Center.

Health Center ....new mamagement
Chron. April 12, 1975. p.14.c.6.

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Doctors attack work cut at Mission Center
Chron. Dec. 12, 1975. p.7.c.2.

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NEWSPAPER REFERENCES

SAN FRANCISCO DISTRICTS

MISSION. MISSION REBELS

NEWSPAPER REFERENCES

Mission Rebels

1. Drive to help city juveniles.
   Exam. Dec. 28, 1967, p.4, c.7
2. Founder of Mission Rebels honored. (Rev. Jesse James)
   SF Chron. June 27, 1968. p. 5. c. 1.
3. Mission Rebels' Jackpot -$296.000 grant from EOC.
   SF Chron. July 4, 1968. p. 5. c. 1.
4. Gun trouble for founder of the Mission rebels.
   SF Chron. July 16, 1968. p. 3. c. 6.

Mission Rebels

1. "Rebels with a Mission"
   San Francisco Magazine, July 1968, p.76-
2. The leader of Mission rebels quits. (Jesse James).
   Chron. Oct. 17, 1968. p. 4. c. 5.
3. Rebels new director; Edlo Powell.
   Exam. Oct. 17, 1968. p. 10. c. 5.
4. 2 Mission rebels help cool kids: troubled schools.
   Chron. Oct. 23, 1968. p. 1. c. 2.

Mission Rebels.

1. Candy sale by 'Rebels' probed.
   Exam. May 13, 1969. p. 1. c. 4.
2. The uncharitable candy salesmen.
   Chron. May 14, 1969. p. 1. c. 3.
3. Candy sales probed: Rebels quit.
   Exam. May 14, 1969. p. 11. c. 1.

Mission Rebels.

1. Rev. Jesse James, head of Rebels, arrested at school.
   Chron. Apr. 30, 1969. p. 2. c. 1.
2. Rev. J. James pleads not guilty to loitering.
   Chron. May 1, 1969. p. 6. c. 8.
3. Mission rebel cleric gets 3-month term.
   Exam. May 5, 1969. p. 13. c. 1.

Mission Rebels, Inc. "youthquake'.

1. Plans for massive S. F. 'Youthquake'-Dolores Park.
   SF Chron. Aug. 7, 1968. p. 10. c. 1.
2. Mission Rebels meet the public.
   Chron. Sept. 24, 1968. p. 6. c. 1.
3. Schools' plan to reach SF's problem kids.
   Chron. Oct. 15, 1968. p. 1. c. 1.
4. Teachers hit Mission Rebel pact.
   Exam. Oct. 30, 1968. p. 1. c. 1.

Mission Rebels. Rev. Jesse James.

1. Judge cuts charge on Rebel founder.
   Exam. June 6, 1969. p. 47. c. 6.

Mission Rebels. Rev. Jesse James relased.

1. Mission Rebel head released from jail.
   Exam. July 25, 1969. p. 24. c. 4.

Mission Rebels. Food stamp selling.

1. Mission Rebels' food stamp deal, & Wells Fargo.
   Chron. Dec. 18, 1970. p. 1. c. 6.

. Districts. Mission. Mission Rebels.

1. Misbion Rebels, revisited.
   Exam. Chron. Feb. 14, 1971. p. 6. c. 1. (Calif. Living).

Mission Rebels. Food stamp outlet opens Feb. 1.

1. Mission Rebels create a food stamp first.
   Chron. Jan. 25, 1971. p. 5. c. 1.
2. The Rebels' longest day--food stamp opening.
   Chron. Feb. 2, 1971. p. 5. c. 1.

Mission Rebels. Food Stamps.

1. Rebels' 2nd food stamp outlet-- 75 Ocean Ave.
   Chron. July 2, 1971. p. 10. c. 1.

Districts. Mission. Missinn Rebels.

1. Where the Rebels gather--South Van Ness bldg.
   SF Progress. Mar. 10, 1972. p. 1. c. 1.

Mission Rebels.
1. The poverty war stops for the Mission rebels
Exam. & Chron. Mar. 18, 1973. p.3A.c.5.

Mission Rebels.
Mission Food Stamp outlet sold to Mission Rebels
Chron. July 31, 1973. p.5.c.5.

Mission Rebels.

SF schools--Rebels ready to cook breakfast
Chon. May 7, 1974. p.3.c.1.

Mission Rebels.

Mission Rebels' role in breakfasts
Chron. May 31, 1974. p.2.c.3.

Mission Rebels.

'Rebels' recycling a temple--Temple Beth Israel
Exam. Dec. 19, 1974. p.4.c.5.

Mission Rebels.

Mission Rebels now invite 1500 school children
to breakfast
Chron. Jan. 25, 1977. p.2.c.1.

S.F. Dist. Mission. Mission Rebels.

1. Food stamp center closes.
Chrpn. June 20, 1973, p.4, c.4

2. Mission Rebels need a home.
Exam. June 20, 1973, p.6, c.1

S.F. DISTRICTS. MISSION.
MISSION SWITCHBOARD

SAN FRANCISCO DISTRICTS

MISSION. MISSION SWITCHBOARD

MISSION SWITCHBOARD

863-3040 - 24 hours - 7 days

Sherry Riley
Director

848 14th St.
San Francisco
Calif. 94114
10 am - 10 pm

Mimprinting:

Mo, c/o Mis-
sion Switch.

MISSION SWITCHBOARD
848 14th Street
San Francisco, California, 94114
863-3040

MAYOR	
EXEC. SEC.	
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DEP. DEVEL.	
DEP. SOC. PROG.	✓
PUB. SER. DIR.	
EXEC. ASST.	
APPT. SEC.	
PERS. SEC.	
PRESS SEC.	
FILE	

File - Mission District (no reply)

Mayor Alioto,

We are asking the Board of Supervisors, San Francisco Chief of Police Cahill, and you to help the Mission Switchboard include among its services a Rumor Control Center; and this would be by granting your approval. People would be able to call us in times of crisis, such as riot or earthquake, to verify rumors being spread. We will be able to have them checked out through working with the San Francisco Police. In the event of National Crisis, we would be working with the Federal government. People panic when they do not have access to the truth about a situation. We would provide a link here between those who are in a position to give accurate information (San Francisco Police) and those who need this information (the Public). This kind of service is vital to the public welfare. The Mission Switchboard enjoys the trust and goodwill of the community, and, for this reason, it is an ideal Rumor Control Center.

Too, the Mission Switchboard is centrally-located, surrounded by the Haight-Ashbury, the Mission, Castro-Noe-Eureka Valleys, Upper and Lower Market, the Downtown, the Fillmore, and the Western Addition. We serve these areas, as well as the Richmond, Sunset, North Beach, and other Districts. We receive calls from Berkeley, Oakland, Alameda, Redwood City, Palo Alto, San Jose, and the Bay Area and Peninsula in general. We also receive calls occaisonally from out-of-state

people who want to locate persons here and from those who are thinking of coming to San Francisco and want to know the prevailing conditions here.

There are social workers, psychiatrists, ministers, youth counselors, job counselors, lawyers, language interpretors, and people from the surrounding neighborhoods working with the Mission Switchboard. We have, however, applied to the San Francisco Foundation for a grant to enable us to pay a salary to a full-time staff so that we can effectively handle an expanded service.

There is another project we would like to have your help with. We want to begin an FM radio station (nonOprofit). We have two first class radio engineers working with us on the plans, so far. The equipment involved and the salaries (minimal) have been calculated. [redacted] We need twenty thousand dollars. We would have the money placed in escrow until the FCC made a reply. If we received approval to go ahead with construction, then the money in escrow would be used for the specifid purposes. If the construction license was denied, then the money would automatically return to the donor or donors. If this could be in the form of a grant from the city, individual Board members, or from you, yourself, or someone whom you know who would be interested, then we could make immediate application to the FCC.

There is a frequency available now, 90.5. The radio station would be a valuable aid to the public welfare in times of crisis. At those times we would tie in the Rumor Control Center with it. The programming at other times would be educational and of a public service nature. It would differ from much of the media in that we would present information without bias or editorializing. The FM radio station would be an open medium,as the Mission Switchboard is. We especially want to present the positive aspect of people and situations, as the negative side is well-publicized already. For example, one seldom hears anything positive about the police. I feel that such a balance is essential to the well-being of the city. We are, therefore, seeking help from civiv-minded personages such as yourself.

We would, of course, like to have you advise us in any way. We have asked that the Board of Supervisors provide one or more of their members to assist in the areas of programming and financial management. And we have asked Chief of Police Cahill to help us coordinate the Rumor Control Center. I hope that you will send a representative to talk with me soon, or preferrably,arrange a meeting between us at your convenience.

Sincerely yours,

Sherry Riley

Sherry Riley, President

REC'D
MAYOR'S OFFICE
1969 MAR -3 PM 2:51
SAN FRANCISCO

MISSION SWITCHBOARD
848 14th Street
863-3040

The Mission Switchboard seeks to provide a link between those who need services, things, or ideas with those who offer services, things, or ideas. It is an open medium through which information flows for the enlightenment and creative benefit of the community and its people.

The Mission Switchboard is a free, non-profit community service available to all residents of the Bay Area 24 hours, 7 days a week. We offer information on community resources, events, and personal resources. People may call concerning any problem, including that of loneliness and being in need of someone to talk with.

We also provide a community message center where messages may be left and received by anyone, including runaway juveniles and parents. During our office hours, 10 a.m. until 10 p.m., we welcome visitors who need or offer help. All donations to the Mission Switchboard are tax-deductible and should be sent to 848 14th Street, San Francisco, California, 94114.

The community is like a living organism, inter-related and inter-acting. A city is the completed body of these assimilating parts. In the spirit of mutual cooperation communities of peace and plenty may be achieved for its people, who are the life and energy involved.

CROSS SECTION

Neighborhood band came by looking for a place to practice.

Someone calling to find out about African languages.

Man came by looking for a free clinic for his sick baby in the car outside with his wife.

Mission Rebels calling to find out if we know someone in the Welfare Department who can handle the problem of an elderly Spanish lady.

Woman trying to buy a truck.

Call for information on a poetry reading held in a church that night.

Man wanting to donate clothing to a group which can distribute it.

Girl asking where to get a pregnancy test.

Boy needs help in getting off "speed".

Call for a place to crash.

Neighborhood children wanting us to help them find a place to play on rainy days.

Couple looking for an apartment.

Message left over the telephone for someone.

A girl who is a singer looking for work with a band.

Some people in Orinda offerring to be good neighbors to people in Berkeley and Walnut Creek who need transportation, etc.

Mission Family Center wanting references to a place where a woman could take English lessons in the afternoon.

Teen-age girl about problems with her boyfriend.

Someone wondering where to go for a pre-marital blood test.

Call for a baby-sitter.

Woman worried about her son smoking pot and asking to talk with someone his age who could understand.

Ride wanted to New York City.

S.F. Express-Times looking for an accountant.

Neighborhood child came in to get the cut on her finger fixed.

Girl wanting to know what Catholic schools holding dances that week-end.

Minnesota couple (aged seventeen and nineteen; wife pregnant) brought in by girl who found them on Haight Street, and they need housing and a job.

Where to find food for a hungry boy.

Woman with delicate marital situation no longer able to cope.

Teacher offerring to tutor black children.

Man called from Redwood City, wanting to come by and get away from the walls of his house.

Lonely people calling all the time to make contact with another human being.

Boy on a bad LSD trip in need of help.

Fifteen year old boy wanting to know about VD and homesexuality.

Man looking for work.

Request for help in finding legal assistance for person who could not afford a lawyer.

Shut-in in a downtown hotel needing someone to do some shopping for her.

Man's wife has left him, and he is thinking of suicide.

Girl calling just to be sure that there really was someone there in case she needed help.

REC'D
MAYOR'S OFFICE
1969 MAR -3 PM 2:52
SAN FRANCISCO

CALL US WITH ANY PROBLEM 24 HRS AT 863-3040 OR GO TO 848 14th ST 10am-10pm.

* *

For more info on these listings, please contact THE MISSION SWITCHBOARD, a free 7-day nonprofit community service.

THE MISSION SWITCHBOARD IN PRINT!

* *

Housing available Girl in school & working full time, hardly ever home, willing to help girl needing temporary place to stay. Almeda. // Studio space, about the size of Avalon Ballroom, to share w/ artists, dancers. No bands. $25/mo. Berkeley. // House in exchange for babysitting & board in exchange for taking care of girl, 6½, this summer. **Housing Wanted** Apt or rm w/ stove, refrig., bath & couch; $75 prefer nr Greyhound Bus Station. // Apt (or flat to share) for cpl, furn'd, around $75. // Room in home of a nurse - see listing under "Jobs Available." // Cpl need 1-bdrm apt or rm in a flat; inexpensive. // 1-bdrm apt, unfurn'd, for cpl w/ cats. Not in Fillmore. Living lift preferred. $100 max. // SF Express Times needs housing for office & staff. House or storefront w/ living quarters in back. $175 maximum. // Flat for cpl w/ six children. $200 max. **For Sale** 12-string electric guitar, Greco, double cutaway, 2 pickups, w/ case. $125 or best offer. // Ampex micro tape player w/ 5 cartridges & batteries. Monaural & compatible stereo. Has $70; yours $49 or will trade with jeweler services for panel van truck in running condition. // '59 Ford, red & white, 6 cylinder, rebuilt engine (2 yrs old), good radio & heater, new transmission, seats frayed but not ripped, standard 3-speed, 2 good tires (2 need retreads). $200 or best offer. // 2 skins of cowhide (1 is 7.75 sq ft) // $211 punch, 5 yds of wax thread, packet of needles from sewing to saddle, eyelet setter, pkg of eyelets, punch-&-eyelet-setter combo, measuring square, & an original idea for leathercraft creation. All for $18. **Wanted to Buy** Used hand-lever paper-cutter. // 40-ft flatbed trailer. // A van // A set of doubles (27-footers) // [truck: see under "For Sale", Ampex; to trade.] **Pot Pourri** Man wants to chip in with you to buy healthy foods in quantity. // San Bruno inmates need checkers, volleyball equip., dictionaries, books up to 4th or 5th grade level, & all kinds of art supplies. // Woman has baby clothes & bassinets in good condition for one-9-mo. baby. Will donate to needy mother. Carriage available soon. One also has unwanted mothers with problems. // Needed: volunteer art teacher to work with little children part time. // A volunteer will interpret Spanish-English for those needing such help while buying used cars or anything else, reading contracts, &c. // The Mission Swbd. needs social workers, counsellors & others w/ experience dealing with human problems, to volunteer a few hrs a week; also needs donations (deductible from Fed Inc Tax) & the support of the community, to continue. // A number of people would like to have someone to talk with. Young mother seeks other creative parents to set up commune in Marin by Spring. // **Jobs Available** Several bands now forming seek musicians who play organ, drums, trumpet, bass, guitar. // Handicapped man needs driver, preferably a woman, for lecture tour of U.S. & Canada. Expenses & spending money. Has a rambler in excellent condition. Ready June or thereabouts. // Lyricist (hymns, rock, country-western, comedy, musicals) wants composer to collaborate with. 50-50 partnership. // Need someone to take care of girl, 6½, this summer, for housing & board. // Handicapped young man seeks rm in a nurse's home. If she has a family, it's OK. Only light care, & no cooking. Can pay well. Charlie Brown, St Mary's Hosp, 752-4000, Rm 271. **Jobs Wanted** Astrologer draws up horoscopes and does lengthy interpretations of them. // Tenor-saxophone player, local 76. // Apprentice clothes maker. Want to learn sewing, construction of garments, design. // Sec'y, light steno, diversified tasks in educational project or institution. Exp. in Social Work Dept of a psychiatric hosp. & at NY Univ. Overqualified for many jobs. // Shelving jobs in groceries, hardware stores, etc., for boys 12-15 after school & weekends. // Poet-actor wants to read poetry at parties, & any weekend employment. // Babysitters // Housekeeper // Waitresses // Married man wants work in writing, printing, publishing, distribution, photography. **Community Services** The Night Minister walks the streets 10 pm - 6 am; is radio dispatched to troubled persons. All kinds of crises. Find you can call and talk with the telephone volunteer about any problem. 986-1764. The Bay Area Reference Center, a main branch of public library, provides general information (the type you'd find in library books). 558-3922. // Rev. Paulus' Lifeline Mission, Folsom at 5th, provides free service & meal for those in need. 6:30 pm. // Federal Housing Information Center has no-fee listings for people having difficulty locating housing: 556-5900. // Seven Step Foundation, a 2-way house for freed felons. 1311 Mission St; 431-0722. [Needs donations; tax-deductible.]

* *

Mission District

MAYOR	
EXEC. SEC.	
CONF. SEC.	
ADM. ASST.	
DEP. DIR.	
DEP. SOC. PROG.	✓
EX. C. ASST.	
APPT. SEC.	
PERS. SEC.	
ADM. ASS.	
FILE	

MISSION SWITCHBOARD

A 13-year old runaway who finds San Francisco less of a paradise than he expected...

A family looking for an inexpensive apartment...

A distraught young man seeking help for a friend who had overdosed on heroin...

A woman wanting to donate baby clothes to a needy mother...

A discouraged caller looking for employment...

A man calling about an elderly lady who hadn't eaten for several days...

A man and his wife with a sick baby needing medical help...

A very depressed man calling from a telephone booth, thinking of ending it all...

A caller needing legal assistance...

A woman weeping out her loneliness...

This is what Mission Switchboard is all about. Mission Switchboard volunteers are accustomed to dealing with these kinds of problems 24-hours a day on the telephone, or during office hours, 10am to 10pm.

Mission Switchboard itself needs help. Yours. And you can help in a very simple yet meaningful way: by adding you name to our list of endorsers. Will you do so? Thanks.

Sincerely,

(Miss) Sherry Riley, Director
Mission Switchboard
848 14th Street
San Francisco, 94114
(415) 863-3040

P.S. Mission Switchboard relies entirely upon a volunteer staff and donations to operate. Your contribution (which is tax-deductible) would be very much appreciated!

SAN FRANCISCO
W.C. 1 M 15:02
MAYOR'S OFFICE
REC'D

REC'D
MAYOR'S OFFICE
1988 AUG 14 PM 12:05
SAN FRANCISCO

S.F. DIST. MISSION. PARKS

NEWSPAPER REFERENCES

SAN FRANCISCO DISTRICTS

MISSION. PARKS. NEWSPAPER REFERENCES

Parks. Mission Dolores.

Mission Dolores--Park fracas--seven arrested
Chron. Feb. 25, 1974. p.3.c.1.

Parks Mission Park 19th and Dolores.

1. Mementos for posterity buried under a liberator's statue.
The statue of Father Miguel Hidalgo y Costilla, will be formally presented to SF in ceremonies at 10 am Sunday on the 152nd anniversary of Mexico's Independence.
SF Chron Sept 9, 1962 p 36 c 2

SAN FRANCISCO TRAYS

Parks. Mission Park.

1. A gift from Mexico, a 12 foot statue of Father Miguel Hidalgo y Costilla, will be placed in Mission Park.
S. F. Chron July 3, 1962 p 35 c 3

SAN FRANCISCO TRAYS

Parks. Mission Dolores.

2 supervisors decide park's bongos must go
Exam. July 28, 1976. p.28.c.5.

Parks.
Districts. Mission. Park.

A happy day on a lot in the Mission...community park, Army & Potrero
Chron. Dec. 3, 1976. p.28.c.2.

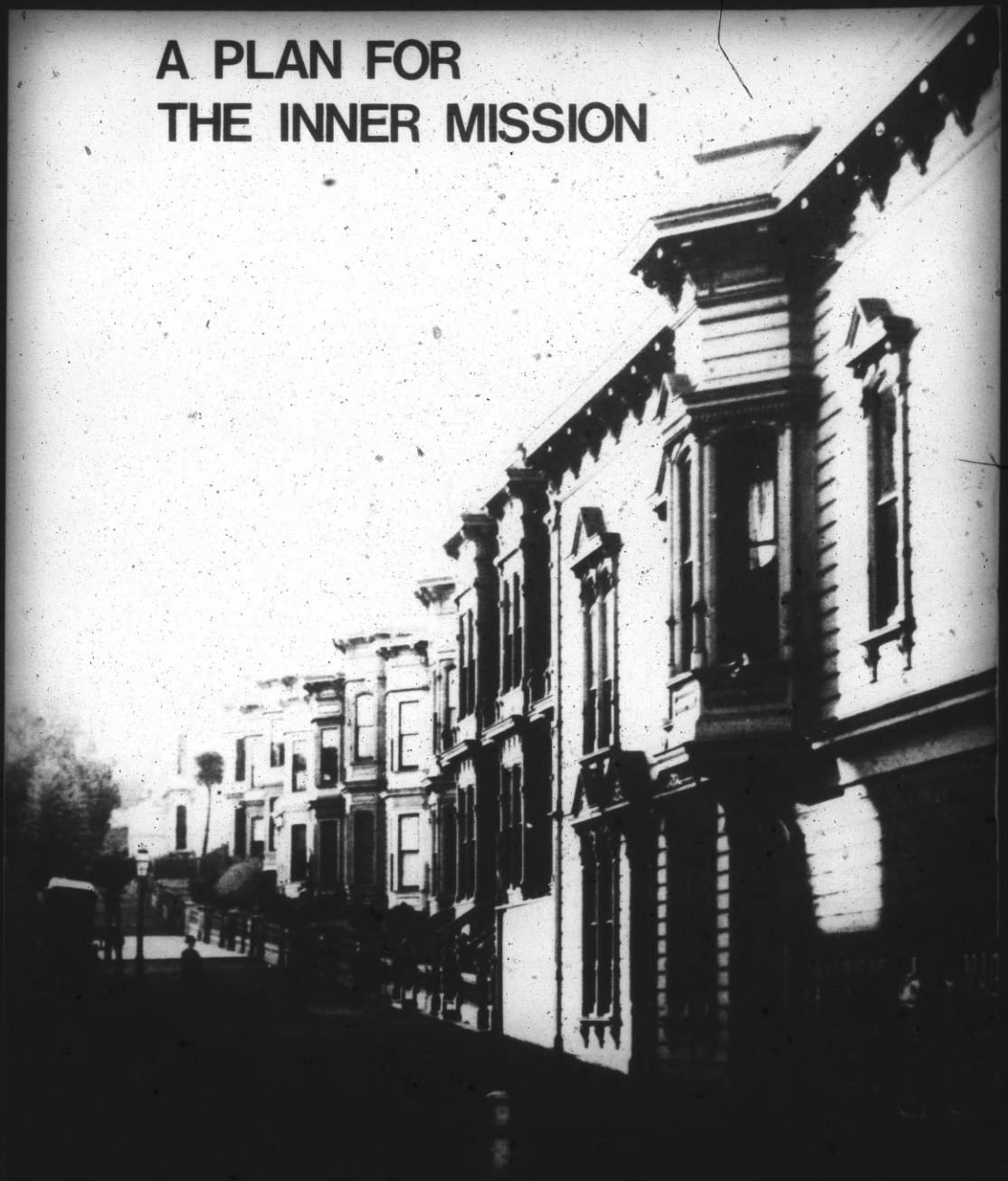
City buys 5 acres for park
Exam. Dec. 3, 1976. p.42.c.1.

— S.F. DIST. MISSION. PLAN FOR. —

SAN FRANCISCO DISTRICTS

MISSION. PLAN FOR.

A PLAN FOR THE INNER MISSION



MISSION HOUSING DEVELOPMENT CORPORATION

USING THE MISSION PLAN

The Mission Plan is published in two separate booklets which should be used together.

Book 1 — Summaries, contains:

A. Text

Preface,
Purpose,
General Acknowledgments
Chapter I — Inner Mission History.
Introductions and Recommended Objectives, Policies and Actions for Chapters II - IX.
Conclusion — Recommended Actions from Chapters II - IX.

B. Graphics

Photographs, color and black-and-white maps, black-and-white drawings.

Book 1 summarizes the recommendations of the Mission Plan and presents considerable graphics to ease the reading.

The Recommended Actions are conclusions to the chapters and also suggest ways for Mission Community groups to improve the situations discussed in those chapters. The Recommended Actions are listed in proposed sets of priorities. The Conclusion of the Mission Plan arranges all of the Actions from Chapters II through IX in overall sets of proposed priorities.

Except for references to chapter or section authors, no footnotes are contained in Book 1 of the Mission Plan. All footnotes are in Book 2.

Book 2 — Complete Text, contains:

A. Text

All of Chapters II through IX, including the Introductions, Recommended Objectives, Policies and Actions contained in Book 1.
Chapter Footnotes.
Conclusion — same as in Book 1.
Chapter Acknowledgments.
Appendices — Lists, charts, diagrams, statistics and other detailed, current information which further explain or supplement statements made in the text.
The Appendices are arranged by chapters. Unless noted otherwise, the text of a chapter refers to appendices which are grouped at the end of Book 2 under that chapter title.

B. Graphics

Black-and-white maps and drawings.

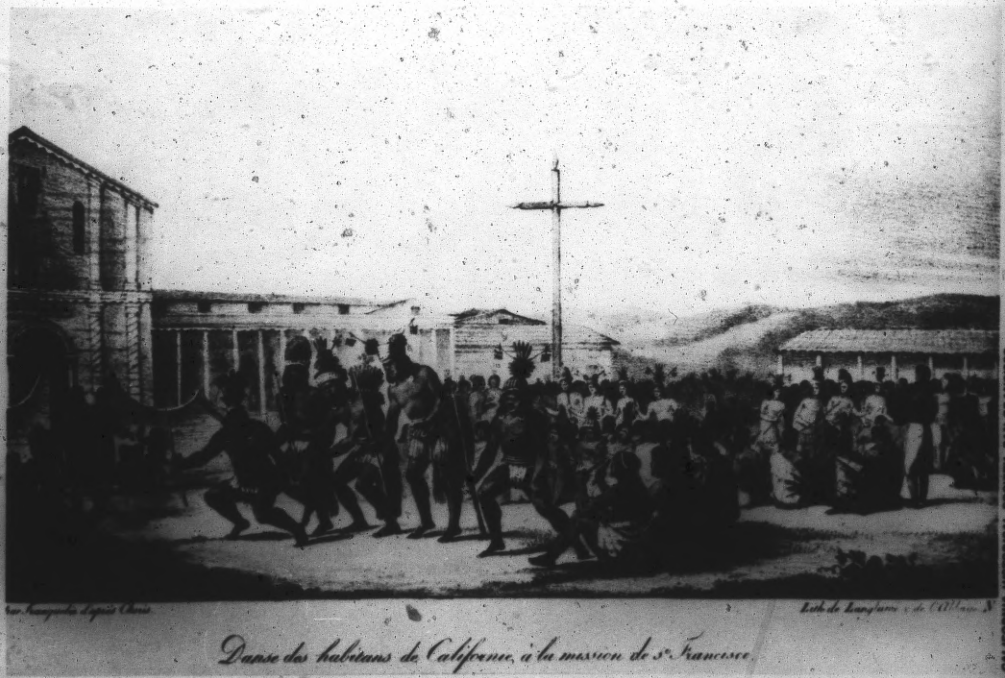
Book 2 presents the statistics and references which support the Recommended Objectives, Policies and Actions contained in Book 1 and repeated in Book 2.

Mission Plan Definitions.

Inner Mission (IM) = Mission Model Neighborhood (MMN). Except upper parts of Census Tracts 201 and 177, north of Central Skyway, are beyond IM; and area between Potrero Avenue and U.S. 101, James Lick Freeway, is in IM but beyond MMN. See fig. 2. IM statistics are for MMN.

Mission District = Greater Mission District = Inner Mission, Potrero Hill, Bernal Heights, Outer Mission, Noe Valley, and Eureka Valley.

Mission Community = People who work and or live in the Inner Mission; Organizations based in the Inner Mission and working for the benefit of its present residents.



CALIFORNIA HISTORICAL SOCIETY, SAN FRANCISCO

COSTANOAN INDIANS, DANCING AT MISSION DOLORES 1860

A PLAN FOR THE INNER MISSION

BOOK 1

MISSION HOUSING DEVELOPMENT CORPORATION
SAN FRANCISCO, CALIFORNIA

JOHN W. BOURNE
EXECUTIVE DIRECTOR

GREGORY MONTES
PLANNER

BURGER AND COPLANS
PLANNING CONSULTANTS

WITH ASSISTANCE FROM
CARLOS BALTODANO
MODEL CITIES AGENCY

MARCH 1974

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Chapter III – Recreation and Parks

Chapter IV – Community Services

Chapter V – Transportation-Circulation

Chapter VI – Urban Environment

Chapter VII – NEIZ Plan

Chapter VIII – Economic Development

Chapter IX – General Implementation

Conclusion

Book 2 – Complete Text – Introductions, Recommended Objectives and Policies, Main Text, Recommended Actions

Chapter I – See Part I

Chapter II – Housing

Chapter III – Recreation and Parks

Chapter IV – Community Services

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Chapter VI – Urban Environment

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Conclusion

Chapter Acknowledgments

Appendices

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MISSION DOLORES, BY JOSEPH LEE – 1876

CALIFORNIA HISTORICAL SOCIETY, SAN FRANCISCO

PREFACE

The following explains why the Mission Housing Development Corporation (MHDC) undertook a Plan for the Inner Mission District, and how the Plan was researched and written by several individuals and discussed with major Mission Community organizations; relevant, active committees of the Mission Coalition Organization (MCO) and City departments and agencies related to matters in the Plan.

The Mission Plan deals with urban improvement problems, possible goals and methods in the Inner Mission District, a 1½ square mile area of San Francisco (see fig. 2).

Between June 1969 and February 1972, several major Mission Community organizations attempted to get 130 units of subsidized, low- and moderate-income family housing built at the former site of the Regal Pale Brewery at Harrison and 20th streets in the Inner Mission.

The community organizations seeking housing at Regal Pale included the MCO, MHDC, MMNC (Mission Model Neighborhood Corporation), Masonry Foundation of Northern California (and Bricklayer's Union Local 7) and OBECA/Arriba Juntos, Inc. (see Chapter IX, Appendix F, for organizational interrelationship of MCO, MMNC and MHDC). The San Francisco City Planning and S.F. Redevelopment Agency (SFRA) commissions approved the idea and designated the Regal Pale site and adjacent industrial blocks as a potential, limited Redevelopment site.

The Mission Model Neighborhood Corporation pledged $150,000 for that purpose. The City and interested Mission Community groups asked the U.S. Department of Housing and Urban Development (HUD) to approve Section 236 subsidized housing at Regal Pale. The Mayor, and even the Governor, urged the HUD Secretary to approve the housing.

However, in February 1972, the great disappointment came. On February 1, Mr. James Price, Area Director of HUD, wrote to Mr. Walter Kaplan, Chairman of the SFRA Commission, that the requested Federal subsidization of housing at Regal Pale would not be allocated, for three reasons:

1. The Regal Pale property was too expensive and HUD felt that housing there could not be sufficiently subsidized.
2. The industrial uses, on three sides of the property would have a deteriorating effect on the housing. There was no plan to show how the surroundings could either be converted to residential uses or new housing could be shielded from the nearby industries.
3. There was no plan indicating housing sites throughout the Mission Model Neighborhood and how the housing environment throughout the MMN could be improved.

In brief, Objection 1 is still unanswered since the Regal Pale is now vacant and for sale at a high price. The Northeast Industrial Zone (NEIZ) Plan, finished in January 1973, and part of the Mission Plan, is an answer to Objection 2. The rest of the Mission Plan attempts to satisfy Objection 3.

In September and October, 1972, the Mission Housing Development Corporation hired a Planner, Gregory Montes, and contracted planning consultants, Burger and Coplans, and economic consultants, Hal Dunleavy and Associates, to do a detailed survey of and plan for the Northeast Industrial Zone of the Mission and to produce a plan for the overall improvement of the Mission Model Neighborhood. A planner from the central S.F. Model Cities Agency, Carlos Baltodano, joined the above parties working for MHDC, to help on the NEIZ study.

The NEIZ survey and plan were completed by January 1973. In February, after a presentation to MCO, its Steering Committee approved Phase I of the NEIZ Plan which includes the Regal Pale site.

From February, 1973 through March, 1974, the MHDC, Planner, Planning Consultants and Model Cities Planner worked on the rest of the Mission Plan, besides the NEIZ Plan. The planners consulted major Mission Community groups, MCO committees and City departments, related to matters outlined for the plan. Specific names are given in the Acknowledgments and Footnotes. Several sections of the Plan were done by others, besides the above-named planners. Individuals are credited in the sections they researched and wrote.

The Mission Plan is not a static document. All of the planners and researchers involved in the Mission Plan, have sought to help implement parts of the Plan at the same time that they worked on it. Here are several examples of that approach. Burger and Coplans designed two MHDC, subsidized (Section 236) apartment buildings with 89 living units in the Inner Mission and presented the NEIZ Plan to MCO and City departments to help begin its implementation. Gregory Montes helped initiate and define the MCO request for the Mission Protected Neighborhood Project; helped MCO gain more input in the City's Improvement Plan for Recreation and Open Space and provided the Armory Task Force with information on that large building and possible procedures to obtain it for a multipurpose Mission Community Center. Carlos Baltodano advocated Mission Community transportation needs while on the BART/MUNI Technical Committee. Diana Turner, who researched and wrote the Health section of Chapter IV – Community Services, helped the Native American Health Center start its search for four staffed dental chairs. Juan Pifarre, of the Mayor's Office of Economic Development, who wrote part of Chapter VIII – Economic Development, is involved in the effort to bring high-employment, environmentally acceptable film industries to the north part of the Northeast Industrial Zone of the Inner Mission.

The final review of and comment on the Mission Plan was carried out in March, 1974 by the San Francisco City Planning Department, SPUR (San Francisco Planning and Urban Renewal Association), Mission Model Cities corporations and major Mission Community groups including MCO, Mission Planning Council, Mission Merchant's Association. Those groups, and many others listed in the Footnotes and Chapter Acknowledgments of the Mission Plan, contributed ideas and suggestions to the plan throughout its research and writing.

DISTRICTS OF SAN FRANCISCO

1. Inner Mission
2. Eureka Valley
3. Noe Valley
4. Bernal Heights
5. Potrero Hill
6. South of Market
7. Channel (China Basin)
8. East Waterfront
9. Islais Creek
10. Bayview-Hunter's Point
11. Hunter's Point Shipyard
12. Bayshore-Portola
13. Sunnydale-Visitacion Valley
14. Crocker-Amazon
15. Excelsior
16. Cayuga
17. Diamond Heights
18. Glen Park
19. Mount Davidson
20. Sunnyside
21. a. Monterey
    b. St. Francis Wood
22. Ingleside (Ocean View)
23. Park Merced
24. Lakeshore
25. Forest Hill
26. Parkside
27. Sunset
28. Inner Sunset (Sunset Heights)
29. Twin Peaks
30. Upper Ashbury
31. Haight-Ashbury
32. Richmond
33. Presidio Heights
34. Buenavista Heights
35. Duboce Triangle
36. Western Addition-Fillmore
37. Pacific Heights
38. Marina
39. Russian Hill
40. Nob Hill
41. Civic Center
42. Downtown
43. Chinatown
44. North Beach
45. Telegraph Hill
46. Financial District

MAJOR PARKS, INSTITUTIONS AND LANDMARKS IN SAN FRANCISCO

A. Golden Gate Park
B. Lincoln Park
C. The Presidio
D. Golden Gate Bridge
E. Oakland-Bay Bridge
F. Candlestick Park
G. McLaren Park
H. San Francisco State College
I. Lake Merced Park
J. Mount Davidson
K. Diamond Heights
L. Twin Peaks
M. University of California Medical School
N. Mount Sutro
O. Panhandle (park)

Sources of Map – Districts of San Francisco:

San Francisco Dept. of City Planning, Planning Districts – 1970 Census Tracts, – map.

SPUR, 1967 – map, San Francisco Districts (based on City Planning Dept. information).

Pacific Telephone, San Francisco Telephone Directory, Sept. 1973 – map, Districts of San Francisco.

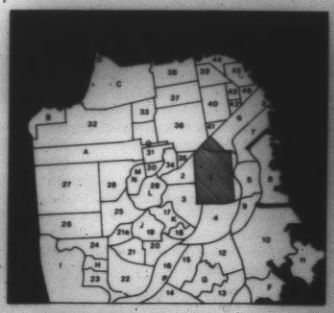

Fig. 2

PURPOSE

The Mission Plan has five emphases related to the needs and methods of improvement of the Inner Mission District for those who live and work there now. The five basic areas of interest are:

History
Physical Planning
Programs
Institutional Structures
Economic Development

History

Chapter I – Inner Mission History, reveals interesting details and the origins of some of the problems and assets of the district today. Also the belief here is that if people know more about the history of the urban place where they live, work and/or invest, especially if there is some beauty and diversity in that history, they will often take more care in preserving historic structures, keeping the district clean and well-maintained and ensuring that new buildings and signs will blend better with what remains of the old.

Physical Planning

The Mission Plan proposes in writing and on maps, certain land use conversions including new housing, parks, community service facilities, sidewalk widenings and other physical changes which would make the Inner Mission District a more pleasant, healthy and convenient place for those who live, work and shop here. Housing and housing environment in the Inner Mission are the main concerns of the Mission Plan.

Programs

Study of the Inner Mission has shown that in certain areas, such as education, childcare and health, improvements in funding and carrying out public and private community service programs are more urgently needed now and should precede planning for new facilities to house services. Thus in Chapter IV – Community Services, the needs in program improvements are emphasized. Program needs are also discussed in Housing, Recreation and Parks, Urban Environment and several other chapters. For lack of time and space, the Mission Plan could not deal with the programmatic and physical needs of several community services, including legal aid and welfare advice.

Most of the interviews for the Community Services chapter were with administrators and staff of Mission Community and City agencies. MHDC did not have the funds or staff to extensively survey the opinions of users about the services of those agencies. However, the goals and aspirations of several major Mission Community voluntary organizations are also presented in the chapter. The individual reader can judge how much the real needs of Mission residents are addressed in the Recommended Policies and Actions of the Community Services chapter.

Institutional Structures

Often, community groups can obtain physical and program benefits for their neighborhood, not only by seeking more public and private money but by better understanding the City government structure and budget process, State and Federal legislation and when and where to apply community pressure. Thus in the chapters on Housing, Urban Environment, NEIZ Plan and especially General Implementation, there is discussion of how Mission Community groups can obtain more urban improvements from the City budget and what City, State and Federal legislation might be created or how it might be modified to further benefit the Mission Community.

Economic Development

When buying power increases among the residents and merchants of a neighborhood, they, rather than government programs, can pay and lobby increasingly for physical, programmatic and institutional improvements in their district. Thus it is essential that the Recommended Actions in Chapter VIII – Economic Development, or similar efforts, be carried out. Private and public investors must be guided by Mission Community organizations to raise, with their investments here, the purchasing ability of Inner Mission residents and workers and to help subsidize the housing and community services of those whose standard of living is not raised as quickly.

Detailed, physical and economic improvement

Detailed, physical and economic improvement plans for commercial areas require prior discussion by the involved merchants, potential investors, residents and City officials. As only one of several Mission Model Cities Corporations, existing in institutional and financial uncertainty between Federal, City and private, non-profit sponsorship, Mission Housing Development Corporation does not have the recognition and funds that City departments do to carry out detailed studies related to commercial zones.

The best that the Mission Plan could do in this respect was to propose an economic development-urban design study of the area of 16th and Mission streets where large new commercial and residential construction would be least disruptive and potentially most beneficial to the Mission Community (see Section IV-3, Chapter VI – Urban Environment).

Also, the Mission Plan proposes general guidelines for the economic and physical improvement of major Inner Mission commercial streets (see Chapter VI). Hopefully, private and public investors will follow these or similar guidelines to help raise the Inner Mission from its present deterioration.

Summary

Throughout the Mission Plan the emphasis is on self-help. A plan produced by MHDC, even if endorsed by the San Francisco City Planning Commission, does not have the power of a plan prepared by a City department or agency and adopted by City commissions and the Board of Supervisors which can have the force of law. The recommendations of an official City plan can be funded by City, State and Federal governments. Thus the Action Agendas of the Mission Plan are important to inform Mission Community groups how they can try to obtain from the government and private sector, physical, programmatic, institutional and economic improvements for themselves and the community of the Inner Mission District.

Self-help is stressed in the Mission Plan partly because Model Cities and other Federal urban improvement programs for low and moderate income neighborhoods may soon be sharply reduced or terminated. However, self-help is also encouraged, by means of Action Agendas, because past experience shows that an urban community improves in many aspects only when the local residents and businessmen become involved and help seek, support and carry out that improvement.

At the request of Mission Housing Development Corporation, the San Francisco City Planning Department staff will study the published Mission Plan and recommend to the City Planning Commission whether to endorse all or some of the policies and actions suggested in the Mission Plan. The City Planning Commission will endorse its staff's positive recommendations on the Mission Plan only if major Mission Community groups support the plan. Therefore the more that Mission Community endorsements of the Mission Plan are given, the greater chance the plan has for endorsement by the City Planning Commission and for City help in carrying out the plan's recommendations.

We emphasize again that the Mission Plan only recommends Policies and Actions which Mission Community groups might undertake. The community organizations can change or ignore the Policies and Actions as they see fit. However the belief here is that these Recommended Policies and Actions will benefit the Mission Community. The text and references of the plan seek to back up that belief.

Since the Mission Plan is only suggestive, MHDC sought maximum possible contributions of ideas for the plan from Mission Community organizations and service agencies, but did not hinge the publication of the plan on the official approval by any one Mission Community groups. The Mission Plan seeks to present the needs, and aspirations of many Mission Community organizations, agencies and individuals and possible ways to fulfill those goals.

CALIFORNIA HISTORICAL SOCIETY.

John D. Spreckels Mansion. Southwest corner, Howard (So. Van Ness) and 21st streets.

GENERAL ACKNOWLEDGEMENTS

Mission Housing Development Corporation and those who worked on the Mission Plan would like to acknowledge and thank those who gave needed information and ideas and helped with community review of the plan. Individuals who gave information and ideas for specific parts, are listed in the Chapter Acknowledgements at the end of Book 2 of the Plan.

In the City Government, we thank above all, Mayor Joseph Alioto, for his sponsorship of the NEIZ Survey, and in general, his long-time support for creating and improving Model Cities programs in the Inner Mission. Mr. John Tolan, the Mayor's Deputy for Development, has also helped.

For their part in listening and advising on the NEIZ Plan and community development and housing needs in the Mission, we thank at the Office of Community Development, Mr. Dean Macris, Director, and Mr. Walt Gaby, Assistant Director; at the S.F. Redevelopment Agency, Director Donald Rumsey, Assistant Director Art Evans and Assistant Director for Planning, William Mason; and at the City Planning Department, Director Allan Jacobs.

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We thank Mario Herrera, MCO President; Carlos Carrillo, former MCO President, for their cooperation in public discussion of the NEIZ Plan and other elements of the Mission Plan. Among the MCO Gommittee Chairpersons, we are especially grateful to Mrs. Toby Levine, former Chairperson, MCO Planning Committee, and now President, Mission Planning Council, who has vigorously supported and aided the Mission Plan from its inception. Mrs. Levine is credited in several sections of the Chapter Acknowledgements.

Thanks go to Hal Dunleavy and Associates, former MHDC housing consultants, who carried out the NEIZ Survey and aided MHDC staff in seeking 89 units of subsidized housing for Mission residents.

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For their sponsorship and support of the Mission Plan we thank the members of the Board of Directors of Mission Housing Development Corporation: Hiram Delahoussaye, Chairman; Robert Talavera, Vice-Chairman; Jacob Levitan, Treasurer; Anne Gregoric, Secretary; Rev. Louis Gordiany; Joe Del Carlo; Vicente Padilla and former members, Cal Pond, Dennis Murphy and Robert Haas.

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John W. Bourne,
Executive Director
Mission Housing Development Corporation

Chapter I

Inner Mission History 1776-1974

The Inner Mission District of San Francisco has a richly diverse history which led to its present variety, involving both advantages and problems. The following is a short history of the Inner Mission from 1776 and the foundation of Mission Dolores, up to the early 1970's and the activities of recent major Mission Community organizations.

Spanish Discovery of San Francisco Bay

After 1542, when sea captain Juan Rodriguez Cabrillo discovered the coast of Upper California, several explorers, including Sir Francis Drake, sailed in the same area. However, for 200 years, they all missed discovering the Golden Gate opening to the huge Bay of San Francisco. The passageway was always hidden by fog when explorers happened by. It took a royal decision to discover the Bay.

In the mid-1760's, Charles III, King of Spain, realized that he would lose Upper California to Russia or Great Britain if he did not establish settlements in that territory. Thus in 1769, an expedition led by Captain Gaspar de Portola was sent from Mexico to found missions and forts (presidios) in Upper California. The overland expedition stopped at the present site of San Diego, then moved north, missed the goal of Monterey Bay and, by October, reached the coast near the present Half Moon Bay. Portola sent out an advance party to explore the mountainous coastline northward. On November 1, the small group, led by Sergeant Jose Ortega, reached the Golden Gate and much to their amazement, the huge San Francisco Bay. Father Crespi, a member of the Portola enterprise, wrote in his diary, "It is a harbor such that not only the navy of our most Catholic Majesty but those of all Europe could take shelter in it."[1]

Founding of Mission Dolores

King Charles III knew that indeed all the other navies of Europe would claim that bay if he did not secure it soon. In 1775, Captain Juan Bautista de Anza and several companions journeyed to the tip of the peninsula and set up two crosses to mark future sites for a mission and a presidio. Anza chose the mission site on the east, sunnier site of the peninsula near a lake which he named "Laguna de Nuestra Señora de los Dolores" ("Lake of Our Lady of the Sorrows"), because it was the day of the Virgin Mary, the Friday before Palm Sunday.[2] The lake was located in the area now bound by Guerrero, South Van Ness, 19th and 15th Streets in the Inner Mission.[3]

After the site selection, Anza returned to Mexico. On June 17, 1776, Lieutenant Jose Moraga led a group of soldiers, settlers and friars from Monterey to establish a permanent mission and presidio on the peninsula. On June 28, the expedition of about 100 people reached Laguna de los Dolores and pitched tents there. Moraga ordered the soldiers to make a small chapel of tree branches at the lake's edge. The primitive church was located

Courtesy The Bancroft Library

CALIFORNIA, AS MAPPED BY THE SPANISH C.1745

at what is now the northwest corner of Camp and Albion Streets. The next day, June 29, Father Palou said the first mass in the shelter, the earliest form of the Mission Dolores. Thus the first building in the Mission District and San Francisco was begun five days before the United States was founded in the signing of the Declaration of Independence, 3,500 miles away in Philadelphia, across a vast unsettled continent.

During August and September, soldiers and sailors built more permanent wood and adobe structures at both the presidio and the mission. The mission church was about 60 feet long, made of wood logs and had a roof covered with tule reeds.[4] The mission was dedicated on October 9, 1776, and named "San Francisco de Asis," in honor of the 13th century, Italian founder of the Franciscan order, Saint Francis of Assisi. The Mission, soon to be known more commonly as Mission Dolores, because of the nearby Laguna de Dolores, was the sixth of 21 missions founded in Upper California by the "Fernandine" Franciscan friars who came from the Colegio de San Fernando, part of which still stands near the Alameda Park in Mexico City. Father Palou said of the dedication

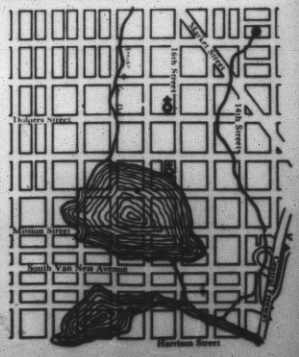
"The ceremony was performed in the presence of the gentlemen of the bark (ship) and all the crew except those required to take care of the vessel, and of the commander of the presidio with all troops and citizens, only those that were absolutely required remaining in the fort, I sang the Mass with the ministers, and at its conclusion a procession was formed, in which an image of Our Seraphic Father San Francisco, patron of the port, presidio, and mission, was carried on a frame. The function was celebrated with repeated salvos of muskets, rifles, and the swivel guns that were brought from the bark for this purpose, and also with rockets. All the people who were present at the ceremony remained at the mission to dine, two beeves (steers) having been killed for the entertainment. In the afternoon the men returned to the presidio and the crew went on board, the day having been a very joyous one for all."[5]

The day was happy for everyone except the native Indians. The small tribe of "Costanoan" Indians, who lived with minimum shelter on the San Francisco Peninsula, fled from Spanish noise, across the bay to the "other coast" or "Contra Costa." It was a year before the first three Indians returned to be baptized.[6]

Father Junipero Serra, Father President of the Missions in Upper California, visited Mission Dolores and the Presidio for 10 days in 1777. On October 4, the Feast of Saint Francis, Father Serra said mass at the Mission.

In 1783, the Mission Dolores was moved from the shore of Laguna Dolores, westward to the present location near 16th and Dolores streets. The new mission building, finished in 1791, still looks basically the same today. The plastered adobe walls are four feet thick; the roof is covered with red tiles; the hand-carved redwood ceiling beams are held together with rawhide thongs.

Original site of Mission Dolores—marked by cross at edge of Laguna de los Dolores—Oct., 1776; now the northwest corner of Camp and Albion streets. Upper cross at 16th and Dolores streets, marks Mission site since 1791.



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CALIFORNIA HISTORICAL SOCIETY, SAN FRANCISCO

Mission Dolores Under Mexican Rule – 1830. Hanging effigy, at left, of Judas for Easter celebration.

Mission Life

Originally, workrooms, shops and warehouses were built near the Mission. When the Costanoans slowly returned, the friars put them to work at making adobe bricks, tilling fields and tending herds in the fertile area around the Mission. But many Indians died of white-man's diseases such as tuberculosis, syphillis and dysentery to which they had no immunity.

Natives lived at Mission Dolores in several rows of "filthy" adobe barracks with the sexes separated.[7] On festival days, various Indian tribes staged mock battles at the Mission. A Russian visitor of 1816, Otto von Kotzebue, wrote:

"They came in battle-array, quite naked, and painted with various colours; the heads of most (of) them were adorned with feathers and other finery, some had covered their long wild hair with down, and painted their faces in a frightful manner. There was nothing remarkable in the warlike dances, . . ."[8]

The disarray of Mission Dolores was viewed in 1817 by an Englishman, Captain Frederick William Beechey. With only 260 Indian charges left at the mission, Beechey wrote:

". . . inmates of the mission were in as miserable a condition as it was possible to conceive, and were entirely regardless of their own comfort. Their hovels afforded scarcely any protection against the weather, and were black with smoke; some of the Indians were sleeping on the greasy floor; others were grinding baked acorns to make into cakes, which constitute a large portion of their food."[8a]

A Russian visitor to Mission Dolores in 1822, noted the sadness of the Indians:

"After several months spent in the missions, they usually begin to grow fretful and thin and they constantly gaze with sadness at the mountains which they can see in the distance."[9]

Mexican Ranches

In 1821, New Spain gained independence from Spain and became the Republic of Mexico. Twelve years later, the Mexican government passed the Secularization Act and auctioned off or distributed to the non-religious, vast mission lands and livestock herds. Missions also lost their right to guide the Indians' lives. The Indians drifted and most became serfs in the new ranches carved out of the former mission lands. From 1833 to 1841, the Indian population at Mission Dolores dropped from 400 to 50.[10]

During the 1830's, New England whaling ships began to stop at San Francisco Bay for fuel, wood and fresh water. By the late 1830's, Boston merchants sent manufactured goods on their ships to be bartered for hides and tallow produced at the ranches around the Bay.

Close by Mission Dolores were the homes of several Mexican and Spanish ranchers such as the Guerreros, Noes, Valencias, Bernals and De Haros, all of whose names are remembered in streets and sub-districts throughout the Mission District. Don Miguel Noe, owner of the large San Miguel Ranch, had a "mansion" at what is now the northeast corner of Dolores and 18th Streets.[11] The Bernal Ranch covered all of what are now Bernal Heights and the Inner Mission south of about 23rd Street. The south half of the Mission was called the Potrero Viejo (Old Rodeo), and Potrero Hill, directly east of the Inner Mission, was called the Potrero Nuevo.

On Sundays and holidays, the ranchers who lived near Mission Dolores held parties at their homes and danced "jarabes" and "contradanzas." In the quadrangle and wide street in front of the mission, the ranchers held horse races, bull fights and a California specialty, the "bear-and-bull-fight" in which the two beasts, tied together, attacked each other until one died. On other days, markets were held at the Quadrangle; ladies in Spanish mantillas came to shop and talk with friends; Indians laid out wares on the ground and Mexican soldiers drilled. At Easter, an effigy of Judas Iscariot was hung in the square and eventually blown up to the delight of all.

American Influx and Conquest

In 1835, an Englishman, William Richardson, built the first house at Yerba Buena Cove on the bay's edge near what is now Montgomery Street in downtown San Francisco. By 1841, some 20 houses formed Yerba Buena village, about two miles northeast of Mission Dolores.[12]

Throughout the 1840's, more American settlers flocked overland to the fertile California valleys and strategic San Francisco Bay. As of the mid 1840's, Anglo-Americans outnumbered Spaniards and Mexicans in California. Expansionist Americans found their leader in President James Polk. On April 12, 1846, his troops provoked war with Mexico on the Rio Grande (Rio Bravo). On June 14, at Sonoma, Captain John C. Fremont of the U.S. Army, and General Mariano Vallejo, declared an independent California Republic. Some historians believe that Fremont acted on secret orders from Polk.[13] The Mexican loyalist "Californios" fought several small battles against Fremont but were finally defeated in July, 1847. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo of February 2, 1848, which ceded one half of Mexico, including California, to the United States of America.

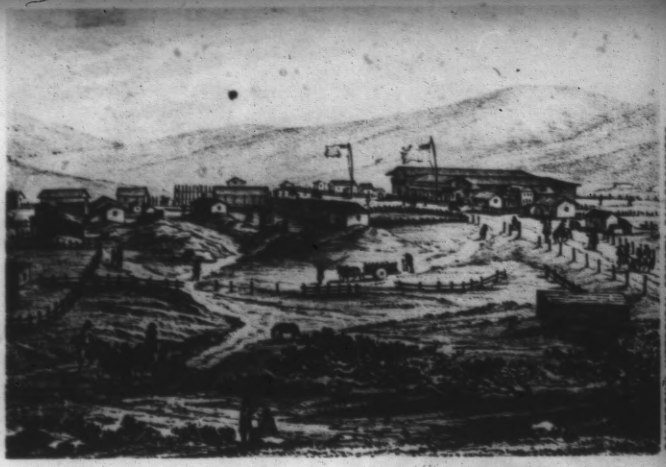
After the war, Captain Fremont and his wife lived in a cabin near San Francisco around what is now 14th street, between Mission and Valencia streets in the Inner Mission.[14]

In 1847, Yerba Buena was renamed San Francisco, in honor of the nearby mission, the earliest European settlement on the peninsula.

Gold Rush

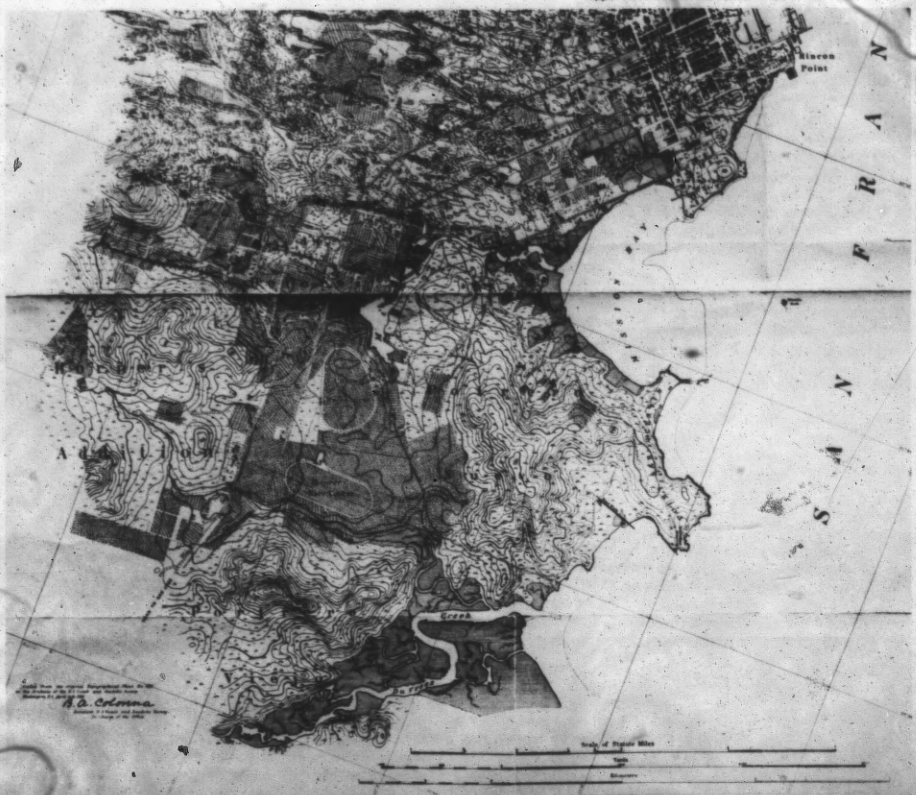
Mexico soon realized the magnitude of what it had lost. In January, 1848, gold, and in huge amounts, was discovered on the American River, 100 miles northeast of San Francisco. The news soon spread to the eastern United States and then to Europe. Gold-diggers rushed to California—overland across the United States, by ship to the Isthmus of Tehuantepec in Mexico or to the Isthmus of Panama and by boat again to San Francisco or by ship around Cape Horn, the tip of South America, and up to California. San Francisco became the transfer point from ships to boats and wagons heading for the gold mines. Between 1848 and 1850, the population of San Francisco jumped from 1,000 to 34,000.[15]

With the gold rush, two trends became evident around Mission Dolores. Several bars, gambling dens and "fandango" dance halls sprang up to service the rowdy 49'ers. Secondly, the fertile, cultivated flatlands southeast of the old church in the Inner Mission, provided good sites for outdoor entertainment, pleasure gardens, hotels and country cottages where San Franciscans could get away temporarily from their bustling noisy town.



CALIFORNIA HISTORICAL SOCIETY, SAN FRANCISCO

Mission District — 1850's. Mission Dolores is black square at upper center. Union and Pioneer Race courses at center.



Special Collections, San Francisco Public Library

San Francisco's Rural Pleasure District

In 1851, a franchise was granted to construct a 40-foot wide wooden plank toll road along the present route of Mission Street from 3rd to 16th streets.[16] A similar plank road, built into the Mission on Folsom Street, encouraged industry along that route.[17] The Mission District, sunnier and warmer than any other part of San Francisco, soon attracted many pleasure-seekers, traveling on the wooden roads. One writer commented in 1854: "On fine days, especially on Sundays, the roads to the Mission show a continual succession, passing to and fro, of all manner of equestrians and pedestrians, and elegant open carriages filled with ladies and holiday folk."[18]

However, in the late '40's and early '50's, Mission Dolores was no place for families and the upper crust to be at after dusk. In 1850, a miner, David Cosad, wanted to stay for the Sunday evening "fandango" at the Mansion House Inn next to the Mission, but his two friends did not want to stay because they had not brought their guns.[19]

In the early 1850's, a burly sea captain and an Eastern entrepreneur built San Francisco's first roadhouse inn, "The Nightingale," at Mission and 16th streets. Until the tavern closed in the 1870's, it was known for "wild parties," gambling and barbecues.[20] Judge Ned McGown hid at the Nightingale in 1856 while fleeing the wrath of the Vigilantes.[21] The Mansion House Inn adjacent to Mission Dolores and nearby Witzeleben's Brewery were also favorite drinking places for San Franciscans. Jim O'Hara's Restaurant, at the southwest corner of 15th and Folsom streets, was considered the best restaurant in San Francisco in the 1850's before financier Francois Pioche brought 40 Parisian chefs to California.[22]

One of the first resorts in the Mission was "The Willows," laid out on the west side of Mission Road between 18th and 19th streets. Picknickers went out there, especially after church on Sundays, to enjoy the outdoor cafe, bar, hotel and the small zoo (first on the West Coast) with bears and sea lions. A winding creek, fringed with water grasses and willow trees, created a "romantic setting in the garden."[23] The open air pavillion at the Willows was used for moonlight-dancing and also served as a stage for performers such as the child dancer and singer, Lotta Crabtree, who the 49'ers loved to see at the gold camps.[24] Bret Harte, California journalist, Wild West novelist and mentor of Mark Twain, wrote a poem, "The Emu," in which he asked:

"Oh, say, have you seen st the Willows
so green—
So charming and rurally true,
A singular bird with a manner absurd
Which they call the Australian Emu?"[25]

Unfortunately, the stream at the Willows flooded in 1861, washed out the garden and closed the place forever.

About 1852, two race tracks were built in the Mission District. The Union Race Track was situated around the present line of South Van Ness Avenue, between about 21st and 23rd streets. The larger Pioneer Race Track, operated by George Treat, extended along what is now Army Street, from about Capp to York street.[26] Supposedly, American frontiersmen and Mexican ranchers gambled at Pioneer Race Track, belongings such as gold claims, cattle herds, houses and even clipper ships.[27] The Pioneer belonged to Senator David C. Broderick who was killed by Judge David Terry in 1859 in the last known duel in California.[28] After the Senator died, the race track land was divided up and sold to people who built suburban or country homes there.

Mission District — 1860.

California Historical Society.

In the late '50's and early '60's, the Odeum Gardens existed at 15th and Dolores streets. The Exotic Gardens were at Mission and 13th in the 1870's.[29]

Medical institutions also sought the healthy, sunny climate of the Mission District. The Deaf and Dumb Asylum was built in the early 1860's at the southeast corner of Mission and 15th streets and the Marine Hospital at the southeast corner of Mission and 16th.[30]

Industries Come to the Mission

Several industries located in the late 1850's and 1860's in the northeast section of the Mission. The industries were placed close to Mission Creek which ran from near Channel (Harrison) and Falcon (18th) streets, north to about the present intersection of Bryant and 14th Streets and then east to Mission Bay and San Francisco Bay. A brickyard was near Bryant and 5th and the Mission Woolen Mills were at Folsom and Centre (15th).

Blooms's tannery, the first in San Francisco under American rule, was placed on Folsom at 19th.[32] There was a wharf ("Embarcadero") immediately east of the mills and small brigs and schooners could sail up there to load manufactured items.[33] Thus the Inner Mission once had a port for sea-faring ships. However, the industrial uses first brought to the Mission by the presence of Mission Creek, grew over the decades and ultimately would disturb nearby residential areas.

By 1860 the Inner Mission, distinct from San Francisco, was like a small, Western town, complete with industries near the river-front, scattered houses, cultivated fields and a concentration of wooden buildings along the main streets (Mission and 16th) and around the church, Mission Dolores.

Transportation and Construction

The Consolidation Acts of 1850, 1851 and 1856, brought the entire Inner Mission District within the city limits of San Francisco.[37] The Van Ness Ordinance of 1855 allowed squatters to take possession of land in the Mission District and elsewhere which they occupied.[38] In the 1860's and 1870's, a grid of streets was laid out across the "Mission Addition."[39]

During the 1860's, one of the wealthiest and most enterprising individuals ever to reside in the Mission District, built a country home there. Francois L. A. Pioche, a French-born merchant, banker, gold investor and multi-millionaire, bought land on Dolores Street, east of Mission Dolores, and constructed a home there which he called "The Hermitage." European nobility and American financiers were entertained at the country estate. Pioche wrote of his home:

"Away from the din of the city,
The busy mart and the street,
Stands the old church of the Mission,
and my Hermitage at its feet."[40]

Pioche bought the large Bernal and San Miguel ranches which were later subdivided.[41]

Improved transportation in the 1850's and 1860's, brought more residents and service businesses to the Inner Mission. In 1857, Thomas Hayes gained the franchise for the first railway in San Francisco.[42] The line went from Market and California streets out to Mission Dolores. The San Bruno Turnpike, an extension of Mission Road to the plains of San Mateo, was finished in 1858.[43] In 1863, horse-drawn cars began operating from the waterfront to Valencia and 25th streets.[44] In 1866, horse cars were replaced by street cars. In the early 1860's, the Omnibus Railway, a street car line, was placed on Howard Street from Second out to 16th and then west to 16th and Dolores.[45]

Between 1861 and 1864, the San Francisco-San Jose Railroad Company constructed a line northward through San Mateo County to a terminal at 25th and Valencia and further northeast through the Mission along the pres-

ent Southern Pacific tracks, and then east to the main station at Brannan and 3rd.[46] Passengers could transfer at the Valencia and 25th station to the Valencia street car and ride directly north to Market Street. As though obsessed by progress, Pioche helped finance both the Market Street and San Francisco-San Jose railroads which forever disturbed the peace of his beloved Hermitage in the Mission.[47] Perhaps, the former *bon vivant* regretted his action—he committed suicide in 1872.

In 1868, the San Francisco-San Jose Railroad was bought by the Central Pacific which later became the Southern Pacific.[48] The diagonal railroad line through the Mission was gradually rolled back north after 1907 when the "Bayshore Cutoff" line provided a more direct route from San Francisco to San Jose.

With the transportation framework set out, the building boom began in the Inner Mission in the 1870's and 1880's. In those decades, many middle class San Franciscans, mainly professionals and small businessmen, constructed ornate, dignified "Victorian" houses in the Mission. Between 1870 and 1900, the population of the Mission District expanded from 23,000 to 36,000 and that of the City grew from 149,473 to 342,782.[49] Immigration to California and San Francisco became much easier after completion in 1869 of the trans-continental Central Pacific Railway.

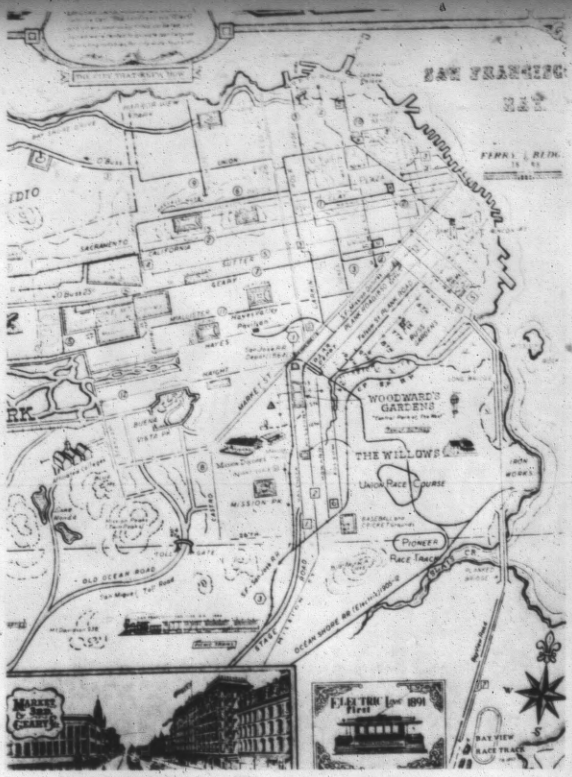
By 1890, most of the Inner Mission was built up and the basic land-use pattern, still existing today, was established. Mixed commercial-residential buildings were built along major streets—Mission, Valencia and 16th; single-family and multi-unit dwelling, mostly of two stories, were built elsewhere except in the northeast section of the Mission where industry, served by both the railroad and Mission Creek, increasingly flourished.

In the 1880's and 1890's, intricately carved wooden, two-story buildings lined Mission Street through most of the Inner Mission. Apartments were above stores on the ground floor. There was a saloon on almost every corner. Mission and several other major streets were cobbled. The rest were merely packed dirt, or in the rainy season, unwieldy mud. Many, smaller residential streets in the Inner Mission looked very prosperous with two-story, deeply carved Victorian facades.

The Mansion Years

For several years in the 1880's, it seemed that, because of its warm and sunny climate, the Inner Mission might gain mansions and become fashionalbe in some areas. However, status in San Francisco was associated with views of the bay, and since the generally flat Inner Mission had little of that, the district never won lasting popularity with the wealthy.

During that time of uncertainty, several mansions were built in the Inner MIssion, especially on Howard Street which is now South Van Ness. The Frank M. Stone home on Howard (now 1348 So. Van Ness), near 25th, still stands relatively unchanged, and is a large Victorian house in the Queen Anne style. Stone was law partner to Aaron A. Sargent, once a United States Senator from California.[50] The W. F. Whittier home, on South



Mission District Transportation. — ca. 1890.

SPECIAL COLLECTIONS, SAN FRANCISCO PUBLIC LIBRARY

Van Ness between 20th and 21st, was a bulky two-story Italianate home with a large yard around it. The San Francisco Fire Commissioner, Frank G. Edwards, built a stately Italianate house at 1366 Guerrero, in 1884. Mayor (later Senator) John Phelan, a well-known San Francisco millionaire, had a spacious house on Valencia Street between 17th and 18th. In the early 1880's, one of the few paved sidewalks in the Mission was in front of Mayor Phelan's house. Some days, as many as 50 children from the neighborhood roller-skated on the long, wide pavement.[51] The largest mansion in the Inner Mission, known to us, was that of John D. Spreckels on the southwest corner of Howard and 21st.[52] Spreckels, who made millions in refining sugar, built a wide, Stick Style manse with a gabled attic. Hubert Bancroft, who wrote volumes on Mexican and Western American history, had his library in his two-story residence at Army and Valencia streets, where St. Luke's Hospital now stands. The Bancroft Rare Book Library is now at the University of California at Berkeley.

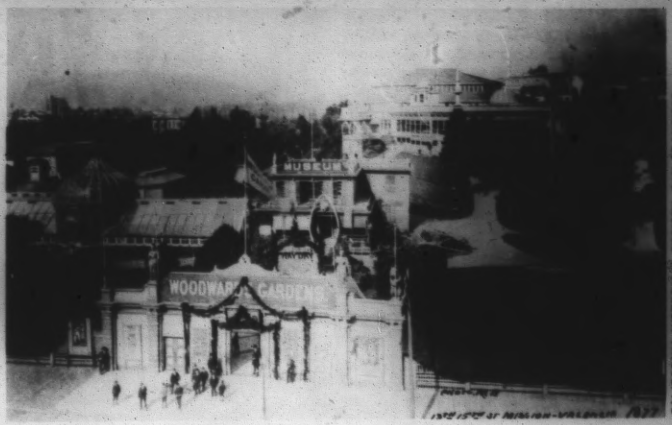
During 1887, Lily Langtry, the adored English actress, then at the height of her fame, rented a large house on Dolores Street near 17th.[53] Duverne's grocery at 17th and the U.S. Laundry at Valencia and 16th, did a tremendous although short business in serving Miss Langtry's luxurious style of life. The "Jersey Lilly," a former, supposedly intimate friend of the longtime Prince of Wales (later King Edward VII), entertained famous people in San Francisco, including Oscar Wilde.

Despite the presence of some mansions and tycoons in the Mission District, the typical, late 19th century house in the Inner Mission was not a mansion but a two-story, often two-unit Italianate or Stick Style building with bay windows, high ceilings and tall narrow doors

The Victorian Mission

Before the age of the car, life was more leisurely in the Inner Mission. The small town atmosphere was emphasized in the late 19th century by the presence of all kinds of street vendors and officials. Nelly McGraw Hedgpeth, who lived as a child in the 1880's on 21st Street, between Valencia and Guerrero, later recalled many of those street characters. There was the ice cream man who brought a large freezer on the back of his buggy. Boys gleefully yelled at him, "What do you do when your mommy spanks?" and he would answer, "I scream, I scream."[55] The waffle man made waffles on a coal oil burner in his wagon. Other regular visitors were the mustard man, the "rag-bottle-sacks" man, the lamplighter for the gas street lamps and the letterman who dragged mail sacks up hills with children hanging onto them.[56] The Chinese fruit and vegetable vendor carried his heavy produce on two baskets at the ends of a pole bearing on his shoulders. On Chinese holidays, he brought with his merchandise, small bags of candy and nuts as gifts for the neighborhood children.[57]

Children in the Inner Mission of the late 19th century, enjoyed many games, mostly of their own invention. On the streets and sidewalks of the district, they played "buttons," jacks, "Pinny Poppy show time," hop scotch, pitch the wicket (horseshoes), tag and blind man's bluff.[58]



CALIFORNIA HISTORICAL SOCIETY, SAN FRANCISCO

WOODWARDS GARDENS, 1877

In the late 19th century, 'teenagers' of the Mission District habitually met at Coffin and Mayhew's Drug Store at Mission and 20th streets. Nearby on Mission, between 20th and 21st, was Mayberry's Hall, a rental place for neighborhood bazaars, receptions, debating societies and parties.[59]

Woodward's Gardens

The most fabulous entertainment of the Inner Mission in the 19th century was Woodward's Gardens between Mission and Valencia streets from 13th to 15th streets. R. B. Woodward owned the "What Cheer House," a successful restaurant at Sacramento and Leidesdorff streets in downtown San Francisco. With the fortune he won in the Gold Rush, Woodward built a mansion and private park on Mission Street. Guests left gifts for Mr. Woodward, such as live and stuffed animals, shells and even an Egyptian mummy. The curiosities encouraged Woodward to start a menagerie and natural history museum. R. B. Woodward was the epitome of the 19th century gentleman-collector. After the 1850's when Charles Darwin described the theory of evolution by natural selection, educated people were increasingly interested in observing and collecting the artifacts and variety of natural history.

Gradually, Woodward added to the surrounding grounds, a botanical conservatory, fountains and a large Art Gallery. Woodward's gardener, Charles William Bonynge, later became a Constock millionaire and ended his days in London, entertaining royalty such as the daughters of Queen Victoria.[60] In the early 1860's, Woodward commissioned Virgil Williams, a San Francisco artist, to go to Europe for several years to copy in the galleries there, paintings by Renaissance and Baroque masters.[61] Williams copied works by Titian, Tintoretto, Leonardo, Boticelli and other great ones. The paintings were shipped back to hang in the Art Gallery on Mission Street, along with California scenes also by Williams.

In 1866, after some pressure from a curious public, Woodward opened his gardens and collections to the public. Woodward's Gardens contained, besides the above mentioned diversions, a sea-lion pond, an amphitheater, a lake with black swans, roller-skating rink, aquarium, Polytechnic Hall on photography and glass-blowing, playground, music hall and "Rotary Boat" or floating merry-go-round.[62]

Among the carnival attractions at Woodward's Gardens were balloon ascensions on Sundays, Tom Baldwin's parachute falls, Herman the Great shot from a cannon and Roman chariot races at the arena.[63] In 1878, Guillermo Prieto, famous Mexican orator, economist, poet, autobiographer and ex-Minister of State exiled by dictator Porfirio Diaz, visited San Francisco. Prieto enjoyed Woodward's Gardens, especially the aquarium. There was a grotto-like entrance into a circular room surrounded by glass walls and ceiling and water beyond. In Prieto's words:

"All about us, over our heads, exactly as if we were ourselves submerged in water, swam fishes of every size and shape, . . . with sharp noses and blunt, and always prominent eyes motionless and staring . . . I must say that this initiation, into the private life of the deep charmed me infinitely, as much as anything I had seen in San Francisco."[64]

Woodward's Gardens contained the same variety of entertainments, fauna, flora and glass pavillions found in the 17th to 19th centuries in the "pleasure gardens" of London such as Vauxhall, Ranelagh and Cremorne.[65]

After Woodward's Gardens closed in 1891, a San Francisco historian wrote:

"It will be ever to the discredit of the city government that it allowed this tract to be cut up into town lots. In these later days, the site would have provided a fine breathing space in one of the most congested parts of the City.[66]

Now, in the early 1970's, the Inner Mission needs that lost park space more than ever.

In the late 1930's Robin Tompson, a San Francisco poet, commemorated the visits during the 1880's of a small boy to Woodward's Gardens. He wrote:

"In San Francisco young Robert displayed little aptitude for learning but he loved Woodward's Gardens and went there as often as he could coax his parents to take him, or alone whenever he could wheedle a dime."

Robert went to the monkey cages to see them sunning. The young boy took out a recently acquired magnifying glass and teased monkeys by focusing the sun on them. The primates would not put up long with the foolishness and according to a poem later written by Robert:

"The boy . . . presumed too close and long.
There was a sudden flash of arm, a snatch,
And the glass was the monkey's not
the boy's."

The monkeys hid the glass in their straw bedding and the poet concluded:

"Who said it mattered
What monkeys did or didn't understand?
They might not understand the sun itself.
It's knowing what to do with things that
counts."[67]

The young boy who lost out to the monkeys at Woodward's Gardens was Robert Lee Frost, later one of the greatest American poets. Robert's father died when he was nine and the family went to live in New England, with which he was mostly associated for the rest of his long life.

Through the last three decades of the 19th century and the first few years of the 20th century, life moved on rather pleasantly in the Inner Mission with families living a dignified, sometimes strict life in their ornate Victorian houses; socializing in games and talk on the streets; buying the increasing conveniences of the world at stores on Mission and Valencia streets and until 1891, having hearty times at Woodward's Gardens, the "Central Park of the Pacific."

Earthquake and Fire — 1906

That prosperous, regularized life was disrupted forever at 5:13 a.m. on Wednesday, April 18, 1906. At that moment, San Francisco was besieged by the most violent earthquake in its history. The first shock lasted 40 seconds, then diminished for 10 seconds and again reached a crescendo for another 25 seconds.[68] During the earthquake, caused by a violent shift on the San Andreas Fault, (about 15 miles away) tall buildings swayed wildly, gas lines and water mains broke, electrical wires snapped, street car tracks buckled, streets undulated, large fissures opened and there was an ear-splitting sound of bricks falling and wood splintering throughout downtown San Francisco. In the Inner Mission, among other things, the Valencia Street Hotel, on Valencia at 19th and built on filled land where the Willows and Laguna de Dolores had been, pitched, twisted and then telescoped from four floors to one in height.[69] Twenty people died in the failure.

California Historical Society.

San Francisco Fire Moving South in the Inner Mission District. April 19, 1906. Seen on Valencia Street near 16th.

Within a few hours, fire—a greater cause of catastrophe, was visible on the City's skyline. The fire burned first towards Nob Hill, Chinatown and Russian Hill and then south towards the Mission District. On the night of April 18, more than ten blocks of mansions on the east side of Van Ness Avenue, were dynamited to prevent the Nob Hill fire from moving further westward.[70] By 12 noon, Thursday, April 19, Army soldiers were dynamiting at 14th and Mission to keep the flames from going southward into the Mission District.[71] But the soldiers dynamited too little and too close to the fire; it jumped over the gap and moved on south.

On Thursday afternoon, some unusual events took place in the Inner Mission as people fled the fire. It was presumed then that the flames roaring southward around 16th Street would devour the entire district. Thus, soldiers ordered a large grocery store at the northeast corner of Valencia and 21st, to be opened to the public so that it could get to the food before the fire did.[72] No doubt the store owner's heart sank far the next day upon seeing that the fire was stopped one block short of his emptied store.

On Thursday, Rudolph Spreckels and James Phelan, two millionaires who had mansions in the Inner Mission, toured the edges of the fire.[73] They passed by St. Peter's Convent on Alabama Street in the Mission and found sisters and brothers loading candlesticks, statues and the concealed Eucharist into a wagon. Amidst the stampede of wagons and people rushing south past the convent, the two tycoons got down from their carriage and helped the clergy load chalices, prayer books and vestments into the wagon.[74]

The fire in the Mission never went east of Howard Street (So. Van Ness) because a water main had broken there and left a large pool which stopped the flames.[75] But in the windless afternoon of April 19, the conflagration moved west and south in the Mission. By nightfall, some 50,000 refugees from the Mission District were huddled in Mission Dolores Park.[76] On late Thursday evening, that same day, the fire reached 17th Street. Desperate to stop it, soldiers went well ahead of the fire and dynamited the entire north side of 20th Street between Dolores and Guerrero. The blast shook the ground. Through Thursday night the fire kept moving south towards 20th Street.

Firemen realized that they would need sizeable amounts of water to stop the flames from leaping across the dynamited area. Some knew of water springs on steep Dolores Heights, west of Dolores Street around 21st. But all available horses were too exhausted to take the fire engines up the hill.

Undaunted men tied ropes to the engines; dragged them up the difficult slopes and began pumping water through hoses trailing down 20th Street.[77] When the fire arrived around 20th Street, east of Dolores, men stopped it with water shooting out of hoses stretched over four City blocks. Thus the fire was stopped in its southward movement at 20th Street but still pushed west against Dolores.

On Thursday afternoon, April 19, a roaring wall of fire had reached wide Dolores Street where firefighters were determined to end the disaster. During Thursday night, several thousand soldiers, policemen, firemen and volunteers battled the fire at Dolores, between Market and 20th with sacks, blankets and water buckets.[78] The firefighters used unhinged wooden doors as shields. The fight was successful and by mid-morning, Friday, April 20, 1906, the fire in the Inner Mission was contained at both 20th and Dolores streets, two days after the earthquake struck.

Looking northeast from Mission Dolores Park, on Friday afternoon, the scene was one of complete devastation—only a few cracked chimneys and charred trees remained standing. The sight of the northern Inner Mission, immediately after the fire, reminds one of the photos of Rotterdam or Dresden after the fire-bombings of World War II.

The San Francisco fire of 1906 burned 514 City blocks, killed about 450 people and caused at least $350 million in property damage.[79]

Prosperous Years

Soon after the earthquake, many businesses formerly located downtown, moved out to Mission Street for several years while the heart of the City was reconstructed. Some of the businesses stayed. In the first years after 1906, many businesses in the Mission were housed in tents and shacks.[80] The Mission Merchant's Association, formed in 1909, may be the oldest neighborhood merchant's organization in the United States.[81] The Association paid for the first paving of Mission Street. The Wigwam Theater (later the Rialto and now the Crown) began as a variety house in a tent on Mission near 22nd.[82] Immigrants liked to hear imitations of themselves. At the Wigwam, Colb and Dill did a German dialect and Jim Port rolled an Irish brogue.[83]

California Historical Society.

Red Cross Relief Headquarters, Mission District. Barn of James Rolph House, at northeast corner of Guerrero and 25th streets. April, 1906.

Besides bringing more business to the Inner Mission, the earthquake and fire also brought many working-class residents, mainly Irish and Italians who had lived in the North Beach areas. Much of the Irish influx to the Mission had left Ireland during the Potato Famine of 1849, stopped in the Eastern United States for several years and then moved on to San Francisco and the South of Market-Rincon Hill District, only to have to flee from the fire of 1906. Not surprisingly, within several years of the Irish-Italian flight, San Franciscans said that Mission residents spoke with a "Brooklynese" accent.[84]

During the 1920's, businesses expanded from Mission Street, one block over to Valencia. Also in that decade, with less affluent people in the area, many Victorian houses were divided into two or more flats. Nonetheless, the Inner Mission remained a stable neighborhood for workers' and professionals' families, through the 1930's and 1940's.

Between 1906 and the late 1930's, the Inner Mission was characterized by its many movie theaters. There were: the Majestic (now the Tower), the People's Theater, the Idle Hour (the New Mission after about 1916), Sherman Theater (near Mission and 22nd where National Dollar Store is now), the Grand Theater across the street, the Globe Theater near 24th and Mission and the Valencia Theater on Valencia near 14th where the Greek Orthodox cathedral now stands.[85] In the 1930's, during the "Big Band" period, jazz and dancing music bands played at the New Mission Theater.

By the 1930's, most of Mission Street in the Inner Mission was lined by prosperous stores and thus was named the "Mission Miracle Mile." To herald the Golden Gate International Exhibition of 1939 at Treasure Island in San Francisco Bay, the Mission Merchants decorated the street with painted cardboard outlines of Mission Dolores, Spanish friars and Flamenco dancers, apparently alluding to the Spanish heritage of the Mission District. The Flamenco dancing figures looked like svelte Argentine tango dancers of the 1930's. During the late 1930's, large, heavy, rounded cars rumbled up and down Mission Street, signalling the end of the worst Depression years.

Latin American Influx

After World War II, freeways, new subdivisions, easy credit supported by FHA and VA loans, fresher air and more open space drew Inner Mission residents, especially of the younger generation, out to the suburbs on the San Francisco Peninsula, Marin County and East Bay. In the same years, the new working class, mainly impoverished immigrants from Latin America, moved into the Mission, seeking economic improvement as did the immigrant groups before them.

With immigration laws relaxed, the Spanish-surname population of the Inner Mission rose from 5,531 (11% of total I.M. population) in 1950 to 11,625 (23%) in 1960 to 23,183 (45%) in 1970.[86]

During the 1950's, the Inner Mission was still, despite heavy emigration and immigration, a stable residential and business community.

The Mission Mile was still a "Miracle." Several times per year, Mission Street business celebrated "Dollar Day" with sales lasting until 9 p.m. On those days, clothing and department stores were jammed with women grabbing for buys on the racks and counters. The scenes were not unlike Filene's bargain clothing store in Boston at 5 minutes before closing time. Mission Street sidewalks of the 1950's were filled with jovial shoppers greeting friends and seeking bargains. According to one estimate, businesses on the Mission Miracle Mile, grossed about $55 million in 1955.[87]

By the late 1950's and early 1960's, the results of recent immigration to the Inner Mission became visible among new stores in the district, particularly on 24th Street. Increasingly there were restaurants, grocery stores, record shops, book stores and other small specialty businesses selling food and merchandise from Nicaragua, El Salvador, Mexico, Cuba, Peru, Argentina, Spain, and other Latin countries and also Arab nations. Today many of those businesses still flourish in the area. The Inner Mission is unique among Latin American "barrios" or neighborhoods in the United States because its residents and businesses are not just from Mexico or Puerto Rico but instead are mainly from Central and South America.

Poverty and Deterioration

As of the middle and late 1960's, the Inner Mission finally showed physical, social and economic damage caused by aging buildings, excessive commuter auto traffic; residential poverty; employment and education discrimination against its minorities, increasing street crime, lack of public open space and above all, the proximity of industrial uses to housing. In 1970, 22% (11,942) of Inner Mission (IM) residents were below the poverty line, 9.6% (2,103) of the IM civilian labor force was unemployed and 5,784 IM welfare cases existed in 1972.[88] The construction of the BART (Bay Area Rapid Transit) subway under Mission Street, all the way through the Inner Mission seriously disrupted shopping and parking on Mission Street between 1969 and 1971. Some of the smaller, more marginal businesses went bankrupt and closed.

By the late 1960's, the socio-economic and environmental problems of the Inner Mission had reached a critical point, similar to those reached at the smae time in urban ghettos throughout the United States. Concentrated community and governmental efforts were needed to help the deep problems.

MCO and Mission Model Cities

In 1968, over 100 Mission Community organizations, representing many ethnic groups, local churches, recreation clubs, political organizations, merchants, block clubs and other interests banded together to form the conglomerate "Mission Coalition Organization" (MCO).

In 1970, MCO asked Mayor Joseph Alioto to bring the federal Model Cities programs for community improvement to the Inner Mission. Mayor Alioto and the San Francisco Board of Supervisors, agreed and asked federal officials for that help. Model Cities programs, passed in the administration of President Lyndon B. Johnson, aim to bring, in a unified way, better housing, childcare, and other needed improvements to low and moderate income urban communities. In 1971, the Mission Model Neighborhood (MMN), approximately equal to the Inner Mission Area, was outlined and the various Model Cities programs began there.

By 1973, both MCO and the Mission Model Cities Corporations, in relatively short spans of time, had won many tangible improvements for the Inner Mission, most of which are discussed in the Mission Plan. For various reasons, the existence of Mission Model Cities beyond mid-1974 is in doubt and the future course of MCO is unclear. Whatever happens to the two organizations, they have shown that government agencies, departments and officials are seldom as responsive to the needs of a neglected community as are publicly funded agencies working in the community and linked to it by ties with well-organized, democratic community groups.

Conclusion

The Inner Mission District of San Francisco, has been through diverse and sometimes troubled historic phases from 1776 to 1974. The Inner Mission has seen: roaming Costanoan Indians; christianizing Spanish missionaries; Mexican ranchers; the gold-hungry '49'ers; rural inns and pleasure gardens; a growing Victorian residential-commercial

neighborhood; devastating earthquake and fire; middleclass exodus in post-war prosperity; increased poverty and physical deterioration in the 1960's; destruction of Victorian buildings and gradual neighborhood improvement helped by Mission Community groups, agencies and City departments working together.

Compared to most American urban neighborhoods, the Inner Mission has a multi-faceted past and a diverse present which contain both great problems and potentials for its residents. The Inner Mission of 1973, is extraordinary because it faces, to some degree, almost every major problem facing American inner city areas today. Among the problems for the Inner Mission: considerable poverty; replacement of family apartments with more expensive, smaller units; too few community services and parks; too much commuter traffic; past and possible future disruption of local business and residential areas by construction of a rapid transit system; predominance of one disadvantaged ethnic group; chaotic land use pattern with industries in residential zones; increased poverty and undesirable businesses overflowing from Redevelopment Agency activities in other parts of the City; drug traffic and some crime; and destruction of a unique architectural heritage by 'modern' styles and 'progress.' The only American urban woe which the Inner Mission has been spared, was the racial ghetto riot which disrupted dozens of American cities in the late 1960's.

In contrast to the above problems, the Inner Mission contains assets, some of which are unique: many undamaged Victorian buildings, socio-economic and ethnic diversity, potential for economic development; general community caution with developers; geographic identity and location in San Francisco, one of the most beautiful, most vibrant cities in the United States.

The following chapters of the Mission Plan seek to demonstrate how the problems of the Inner Mission might be decreased and its assets strengthened yet without dislocation of residents and viable neighborhood businesses present now in the Inner MIssion.

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41. O'Brien, p. 269.

42. Edwards, p. 3.

43. Waldhorn, p. 4.

44. Edwards, p. 3.

45. See San Francisco map, 186-, in Map Collection, CHS, S.F.

46. San Francisco Call-Bulletin, July 29, 1953, p. 10F, "First Peninsula Trains."

47. O'Brien, p. 269.

48. S.F. Call-Bulletin, July 29, 1953.

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50. Roger Olmsted, T. H. Watkins, sponsored by the Junior League of San Francisco, Inc., *Here Today, San Francisco's Architectural Heritage*. San Francisco: Chronicle Books, 1968, p. 106.

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53. S.F. Chronicle, Aug. 4, 1918, "San Francisco's Thoroughfares—Dolores Street," by Edward A. Morphy; p. 75 in S.F. Streets Scrapbook, CHS.

54. Charles Caldwell Dobie, *San Francisco, A Pageant*. New York: D. Appleton-Dentury Company, 1933, p. 264.

55. Hedgpeth, p. 12.

56. Hedgpeth, pp. 12-16.

57. Hedgpeth, p. 13.

58. Hedgpeth, pp. 5-7, 10.

59. S.F. Chronicle, May 26, 1918, p. 59 in S.F. Streets Scrapbook, CHS.

60. Altrocchi, p. 128.

61. Neville, p. 174.

62. Hedgpeth, pp. 26-29, cf. also B. E. Lloyd, *Lights and Shades in San Francisco*. San Francisco: Bancroft & Co., 1876.

63. O'Brien, p. 267.

64. Guillermo Prieto, *San Francisco in the Seventies, The City As Viewed by a Mexican Political Exile*, trans. Edwin S. Morby. San Francisco: John Henry Nash, 1938, pp. 34-35.

65. George F. Chadwick, *The Park and The Town, Public Landscape in the 19th and 20th Centuries*. New York: Frederick A. Praeger, 1966. cf. Chapt. 2—"Pleasure Garden and Public Walk," pp. 37-52.

66. Dobie, p. 264.

67. Robin Tompson, *San Francisco Souvenir, A Series of Ten California Sketches in Cadence . . .* San Francisco: Wells Fargo Bank and Union Trust Col, 1938; cf. pp. 18-21, "New England Grows Up On Mission Street."

68. Lewis, p. 185.

69. John Castillo Kennedy, *The Great Earthquake and Fire. San Francisco, 1906*. New York: William Morrow and Company, 1963, p. 16.

70. Lewis, p. 191.

71. Kennedy, p. 121.

72. Interview with Robert Bourne, Mission District Native (b. April, 1906), Nov. 15, 1973.

73. Gordon Thomas and Max Morgan Witts, *The San Francisco Earthquake*. New York: Stein and Day, 1971, p. 182.

74. *Ibid.*

75. Kennedy, p. 122.

76. Kennedy, p. 133.

77. Kennedy, p. 145.

78. Kennedy, p. 142

79. Lewis, p. 191.

80. Edwards, "Mission District," p. 3.

81. Edwards, p. 4.

82. R. Bourne, interview, 11/15/73.

83. *Ibid.*

Chapter II Housing

I. INTRODUCTION

The low and moderate income residents of the Inner Mission District encounter great problems in finding standard housing which they can afford to buy or rent and which accommodates their household needs. Inflation, underemployment, higher rents (due in part to BART rapid transit in the Mission) and a quickly deteriorating older housing stock, are only a few of the factors narrowing the housing choices of many Inner Mission residents.

At least 14% or 3,044 of Inner Mission housing units need major repairs; 10% of IM housing units lack some basic plumbing; 13% of the units are overcrowded; 84% of the housing was built before 1940. The approximate cost of rehabilitating all Inner Mission housing, would be about $40 million. Only 15% of Mission residents are homeowners. As of 1970, 4,701 or 19% of Mission families were below the Federal poverty level ($4,743 annual income for family of four). In 1972, there were 5,784 welfare cases in the Inner Mission. Inner Mission families which earn less than $5,000 per year, pay 35% of their income for rent. Although about 39,100 IM residents live in families, between 1960 and 1971, the stock of single-family houses decreased by 92 and 2- to 4-unit apartment buildings, favored by families, decreased by 83.

Most new housing built in the Mission in the past 20 years has been more expensive and of smaller unit size than what it replaced. Increased residential density has created more auto traffic and further stretched already meager community services in the Inner Mission District of San Francisco.

This chapter seeks to identify the major housing needs in the Inner Mission in the early 1970's and methods by which those needs might be met.

RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Housing are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Provide equal opportunities for all present Inner Mission District residents to buy or rent in the neighborhood, standard housing units which meet their household needs and do not cost more than 25% of their adjusted gross incomes. The housing environment of the Inner Mission should be oriented to families and encourage them to stay.

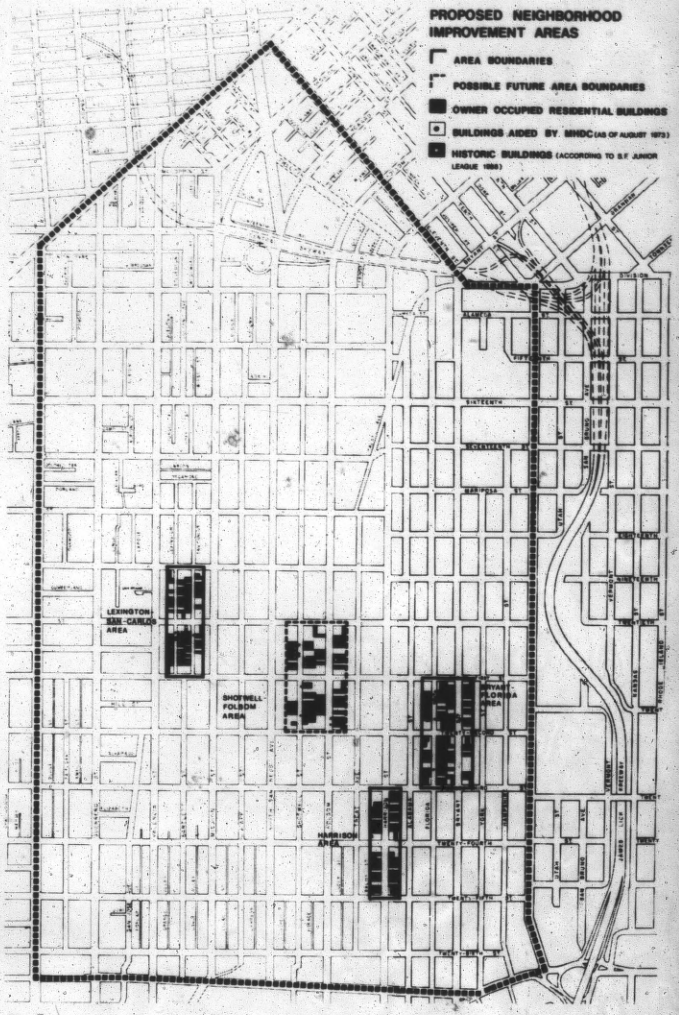


Fig. 7

Historic housing should be preserved, rehabilitated and restored while new housing should blend aesthetically with the old.

Policies

1. **Concentrate on Housing Rehabilitation**

   Strongly encourage housing rehabilitation with stabilized rents and low-cost homeownership.

   Rehabilitation is of primary importance because it preserves larger family units found more commonly in older buildings; provides the quickest, cheapest source of new standard housing; conserves historic buildings and in general preserves the existing neighborhood density and character.

2. Increase Low and Moderate-Income Homeownership

The firmest source of stability in a residential neighborhood is in owner-occupied housing units. People who own their residences are not at the mercy of rising rents, generally show more interest in their maintenance and soundness and in the improvement of their neighborhood public services and environment. Home ownership for low and moderate income individuals in the Inner Mission, must be provided there through condominiums, cooperatives, low-interest mortgages and whatever other sources can be made available.

3. Stabilize Neighborhood Density

Through rezoning, retain or achieve densities in residential zones which encourage family life and its stabilizing influences; encourage housing rehabilitation and homeownership; reduce traffic dangers and do not overburden the available community services.

Zoning should allow, when necessary, construction of replacement housing units of density and land coverage compatible with the adjacent existing housing.

4. Focus Housing Improvements on the Most Needy Residential Areas

Mission Community groups and residents should work together on programs such as the proposed "Neighborhood Improvement Areas," which could increase housing rehabilitation, low and moderate income homeownership, improved housing maintenance, better community services and historic preservation in the most needy and centrally located residential sections of the Inner Mission District.

5. Guarantee Low or Reasonable Rents

In order to not be forced out of the neighborhood, low and some moderate income households need subsidized rents in new or rehabilitated structures, need controls on various kinds of discrimination, safeguards against arbitrary rent hikes and/or compensation for relocation caused by private actions.

6. Preserve and Increase Family Units

About 10% of Inner Mission family units are overcrowded. Few apartments of 3 or more bedrooms have been built in the Mission in the past 20 years. Family units should receive priority in new construction and older family housing units must be rehabilitated instead of being demolished.

7. Continue to Seek New Subsidized Housing

New housing is needed to reduce overcrowded living conditions in the Inner Mission District and to replace units which are beyond rehabilitation.

However, at present and probably for at least the next three years, new standard housing units can be provided more quickly, less expensively and usually in a better housing environment, by rehabilitating existing units than by construction of new subsidized housing.

8. Minimizing Housing Relocation and Its Costs

Landlords and the City must help pay for relocation costs caused by not only public but also privately financed demolition and construction.

9. Preserve Historic Housing

The large, unique stock of Victorian housing in the Inner Mission should be preserved for its beauty, history and large supply of ample family units.

10. End Discrimination in Housing

In the Inner Mission, as in all parts of San Francisco, landlords often discriminate against families with children, against single parents, racial and ethnic groups and people of modest finances and certain occupations.

There is a need to insure that all families and individuals of all races are able to find adequate housing in the Mission.

III. INNER MISSION STATISTICAL VIEW – 1970

IV. PRIORITY NEEDS AND IMPROVEMENT METHODS

See sections III-IV, Chapter II – Housing, Book 2, Mission Plan.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter II – Housing. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several actions in Housing. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Several of the suggested actions, mainly related to code enforcement and taxes, were not discussed in the preceding text since they are self-explanatory.

See the Action Agenda of Chapter VI – Urban Environment, for matters related not only to housing but also to general physical urban development. See the Action Agenda of Chapter IX – General Implementation, for pending State and Federal legislation on housing and community development.

Mission Community groups interested in Housing could carry out or seek enactment by others of the following:

Recommended Actions:

Set 1.

1. Concentrate on Housing Rehabilitation through:

a. MHDC Rehabilitation Loans

Obtain more Rehab and Homeownership loans from local lending institutions at lower interest rates.

Ask all Inner Mission private lenders and the S.F. Real Estate Board to distribute information to their customers on programs of MHDC, EOC, PHA and other related housing agencies.

b. RAP

Designation by the City Planning Commission and Board of Supervisors, of the Inner Mission District as a RAP area with the Rehabilitation Assistance Program (RAP) administered in the Mission by MHDC.

As a beginning, $20 million in low-interest (4.5-5.5%) RAP loans should be made available to the Inner Mission. That amount is not excessive when one considers that the total housing rehabilitation needed in the Inner Mission would cost at least $40 million.

c. Public Housing Modernization

Introduction of S.F. Public Housing Authority Modernization Program in the Inner Mission.

2. Increase Low and Moderate Income Homeownership, by at least 4,243 Units, through:

a. MHDC Homeownership Loans, Condominiums, "Used Houses" and Cooperatives.

b. Use of HUD Section 235 Homeownership, or its successor program, in the MHDC Condominium Program.

c. City-wide Homeownership Program administered in the Mission by MHDC.

d. Support of EOC Resident Property Management Program for condominiums and cooperatives.

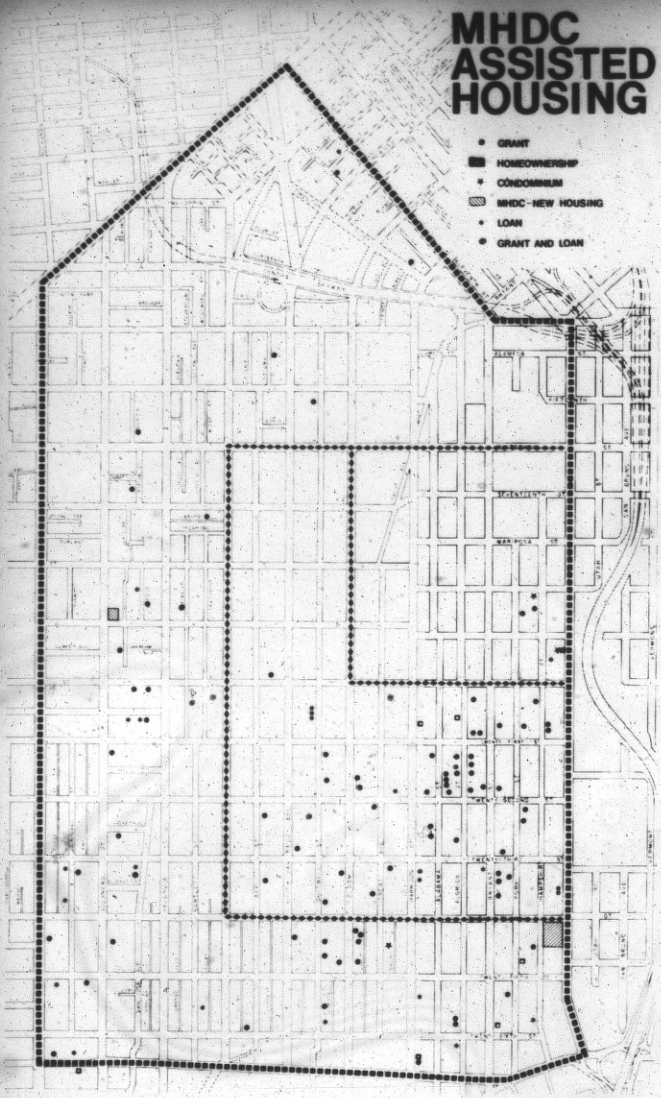


Fig. 6

e. Private Sector cooperation. Request to Inner Mission realtors and private lending institutions to refer to MHDC, potentially eligible, low and moderate income home-buyers.

3. Stabilize Neighborhood Density through:

a. Down-zoning R-4 to R-3, (see Chapt. VI—Action #1).

4. Focus Improvements on Needy-Residential Areas, through:

a. Neighborhood Improvement Areas (see fig. 7 and Appendix A).

b. Citizens Participation. Encourage persons who benefit, from Inner Mission subsidized housing programs, to work with Mission community groups involved in housing.

5. Guarantee Low or Reasonable Rents through:

a. Proposed City-wide Rent Grievance Board, to be set up by the Board of Supervisors.

b. Passage of more equitable state landlord-tenant law and then creation of a San Francisco Housing Court.

c. Increased Low and Moderate Income Homeownership (see Action 2 above).

d. Increased Section 23 Leased Public Housing provided by HUD.

e. Low-Rent Units in Market-Rate Apartment Buildings, encouraged by City commissions and boards.

6. Preserve and Increase Family Units through:

a. Proposed City ordinance and State law to prohibit discrimination against family renters.

b. Rehabilitation of older, larger units (see Action 1 above).

Set 2.

7. Continue to Seek New Subsidized Housing (at least 800 units of which 600 could be in the NEIZ), through:

a. MHDC and HUD Section 236 housing (or nearest successor program(s).

b. Subsidized Housing in Market-rate developments (see Action 5-e above).

c. City Land Bank and MHDC subsidized housing services.

8. Minimize Housing Relocation and its Costs through:

a. Housing Rehabilitation (see Action 1, above).

b. Subsidized Housing in market-rate developments (see Action 5-e above).

c. MHDC Condominium Program.

d. S.F. Central Relocation Service—increased services.

9. Preserve Historic Housing

See Action #6, Chapter VI.

10. End Discrimination in Housing through:

a. Proposed San Francisco Apartment Ordinance.

b. Proposed Civil Rights Impact Reports, by the City Planning Department, on projected new construction.

c. Proposed City ordinance on civil rights requirements of new buildings.

d. Request of Human Rights Commission, a housing discrimination survey in the Inner Mission especially that related to Latins, families, single parent families and welfare recipients.

Chapter III

Recreation and Parks

I. INTRODUCTION

The Inner Mission (Mission Model Neighborhood) contains only .004% or 13.7 acres of San Francisco's 3,452 acres of public open and recreational space. Some of the City's park acreage belongs to City-wide facilities (see Appendix B). However, the City-wide facility closest to the Inner Mission is Civic Center Plaza, which is 1/3 of a mile away.

Although 18 additional acres of park space are near the Inner Mission, the poorest, highest concentration of Mission population, located between Valencia Street and Potrero Avenue, is separated from those parks by major thoroughfares such as Valencia, South Van Ness, Potrero, Army and the James Lick Freeway.

The lack of rec-park space is especially serious when one considers that the Inner Mission has, with 51,870 residents, 7% of San Francisco's total population, but 9% of its youth (under 21), 6% of its elderly (over 65) and only .314 park-rec. acres per 1,000 persons which is the fourth lowest ratio in the City after South of Market, Chinatown and Central City. Young people need large indoor and outdoor facilities most. In 1970 the Mission had 13,847 people under 21 whereas Central City had 4,193 and South of Market had 1,485. In the Inner Mission, 30% of the population is under 18 while the City proportion is only 23.8%.

The existing Inner Mission rec-park facilities are overused because of high demand.

Much more public recreational and park space is needed in the Inner Mission, not only to serve urgent community needs of recreation and enjoyment, but also to improve, especially with linear parks and large, highly visible parks, the air quality and views of greenery in the area.

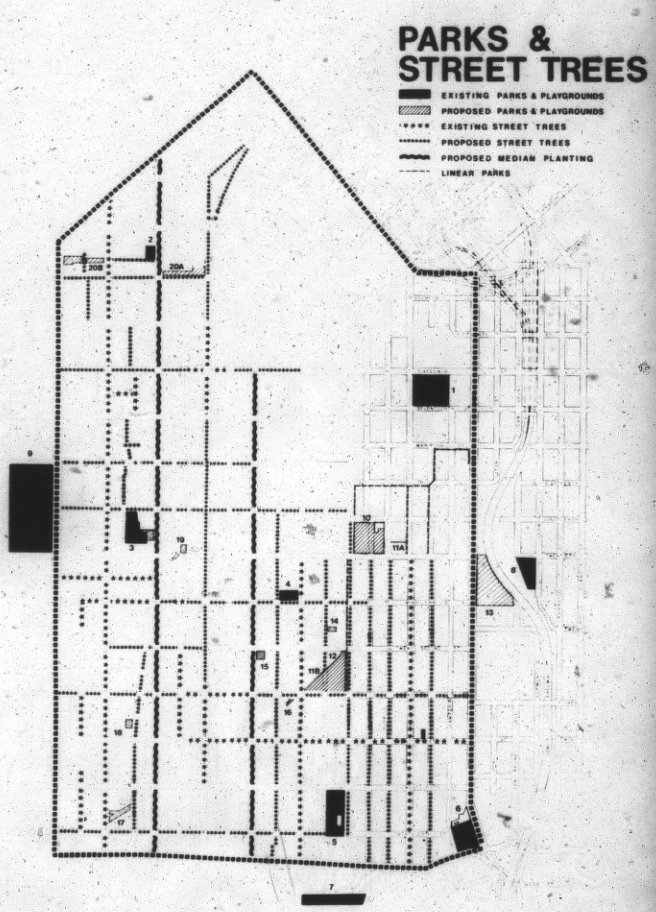


Fig. 10

RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Recreation and Parks are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective:

Create new recreation and park facilities in the Inner Mission District and improve the maintenance and uses of the existing ones until those facilities satisfy the recreational needs of the present Inner Mission population.

Policies

Policy 1.
Until the Inner Mission has the proportion of rec-park improvements equal to that existing in the most favored parts of the City, the Mission Neighborhood must have high priority in receiving new parks, gymnasium-community center and other rec-park facilities funded by all available and future City, State, Federal and private sources.

Policy 2.
All new rec-park facilities in the Inner Mission must be located near concentrations of residential areas but with minimal and preferably no relocation of existing residences and neighborhood service businesses.

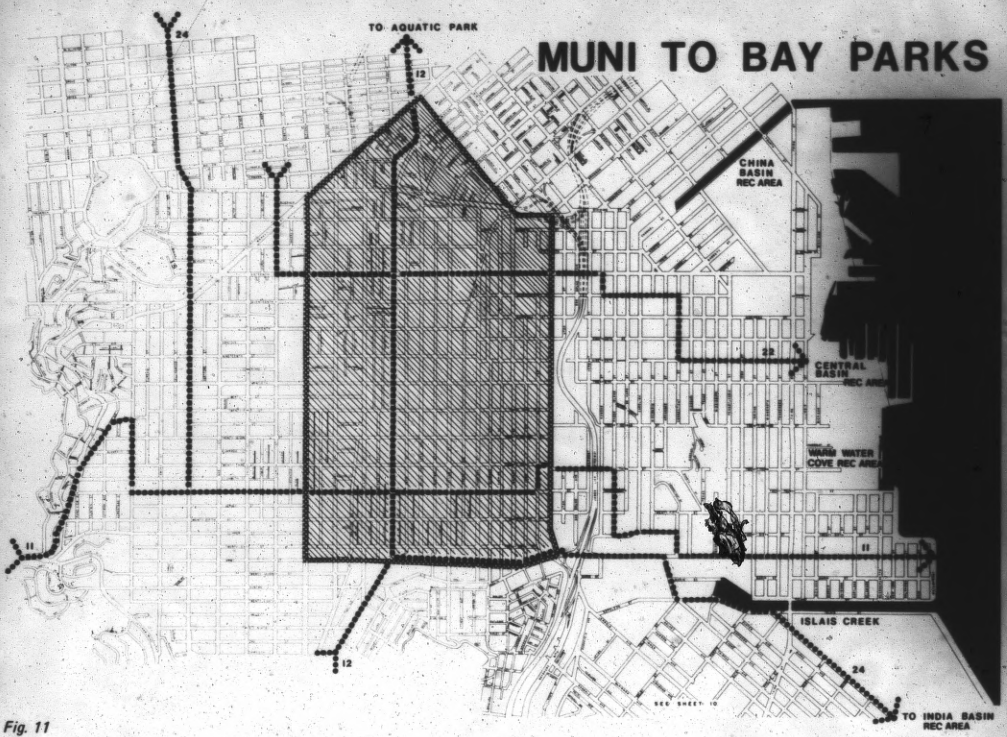


Fig. 11

Policy 3.
The Recreation and Park Department, the Unified School District, the Community College District, the San Francisco Art Commission and Churches in the Inner Mission should help Mission Community groups achieve fuller recreational use of school yards; underused public land; vacant schools, vacant private land, auditoriims, libraries, churches, and church halls in the Mission District.

Policy 4.
As much as possible, existing and future rec-park facilities in the Inner Mission should connect with and reinforce the Mission Protected Neighborhood Program of sidewalk expansions and beautification.

COMMUNITY PRIORITIES

See section III, Chapter III – Recreation and Parks, Book 2, Mission Plan.

CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter III – Recreation and Parks. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Recreation and Parks. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

See Appendix A for estimated costs and square feet coverage of the rec-park improvements recommended for the Inner Mission.

Mission Community groups interested in Recreation and Parks could carry out or seek enactment by others of the following:

Recommended Actions:
(In parenthesis below are *possible* sources of funds and/or cooperation to help achieve the Actions).

Set 1.

1. Soccer Field (funded by S.F. Recreation and Parks Dept.).
2. New Gymnasium – Community Center (funded by proposed Rec-Park Dept. bond issue or proposed Open Space Acquisition and Development Fund).
3. 2 New Large Parks near: 20th and Harrison and near 23rd and Treat

(funded by proposed Open Space Fund). See figs. 10, 12, 13).

4. Mission Armory Multi-Purpose Center. (State of California, City of San Francisco and receipts expected at Armory Center.) See fig. 14.

5. Mission Protected Neighborhood Program. (City of San Francisco — General Revenue-Sharing, State Gas Tax, Ad Valorem Tax.)

6a. Continued funding of Mission Neighborhood Physical Development Project (Model Cities, Revenue-Sharing, Rec-Park Dept.).

6b. Funding of a new Centro Latino building—perhaps located next to one of two large parks proposed for the Inner Mission (cooperation of Mission Community recreational and planning organizations and S.F. Rec-Park Dept.; Centro Latino fund-raising events),

Set 2.

7. Rehabilitation of:
   Mission Playground
   Folsom Playground
   Garfield Square
   Rolph Playground
   (San Francisco Rec-Park Dept. — General Revenue-Sharing.)

8. Enlargement, Rehabilitation and Reopening of McKinley Square-Inner Mission side (S.F. Rec-Park Dept. funds; land contribution of S.F. Dept. of Public Health).

9. Improved Recreational Use of Schools and Other City Property. (Cooperation of City departments, Unified School District and major Mission Community groups.)

10. More Bilingual Mission Residents on Staff of Rec-Park Department — Inner Mission Facilities. (Cooperation and funds of San Francisco Rec-Park Dept. and Mission Community job-training organizations.)

11. Increased Neighborhood Involvement in Planning and Operation of Rec-Park Department Inner Mission Facilities. (Proposed S.F. Rec-Park Dept. Neighborhood Advisory Councils).

12. Mini-Parks at:
    20th and San Carlos,
    Elizabeth and San Jose
    22nd and So. Van Ness.
    (S.F. Rec-Park Dept. — proposed Open Space Fund; funds S. F. Organic Gardening Program).

Set 3.

13. Additional Mini-Parks at: San Francisco Mime Troupe Bldg. (S.F. Mime Troupe), 23rd and Shotwell (a Mission Community service organization), Former Southern Pacific Railway Cut (between San Jose and Guerrero). (Southern Pacific and private donations).

COMMUNITY CENTERS

EXISTING
PROPOSED

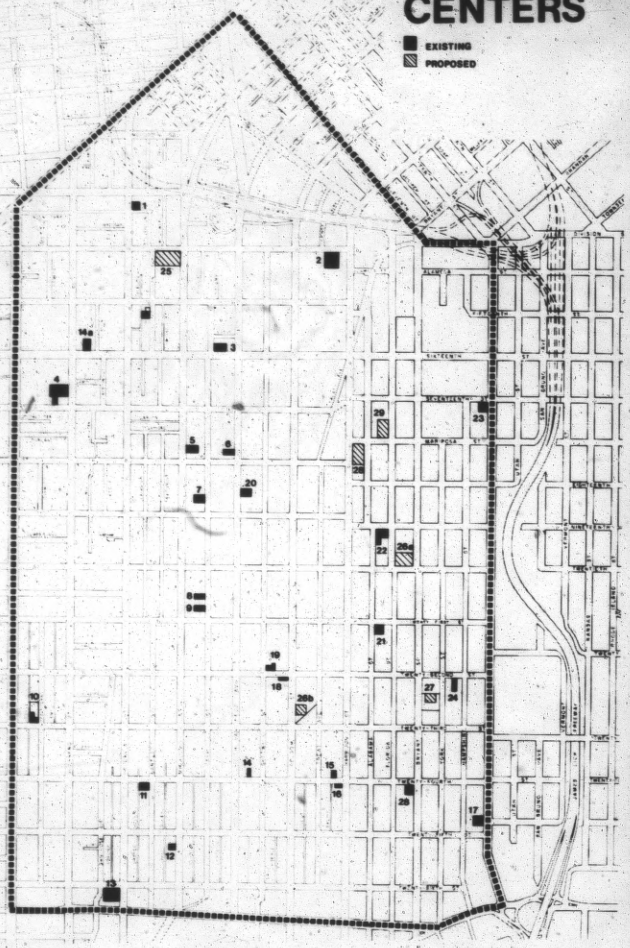


Fig. 14

14a. Continued funding of Mission Branch of S.F. Boy's Club and Columbia Park Boy's Club (club fund-raising; United Bay Area Crusade; foundations; Mission Community support).

14b. Creation of a Mission District Girl's Club (advice and some staff time of S.F. Boy's Club, Columbia Park, Boy's Club of America and S.F. Rec-Park Dept.; foundation and future Special Revenue-Sharing funds).

15. Encouragement of Backyard Parks. (cooperation of property owners and interested Mission Community groups).

16. Mission-to-Dolores Linear Park. (S.F. Rec-Park Dept.; proposed Open Space Fund; cooperation of involved and adjacent property owners.)

17. Increased Mission Community Recreational Use of Inner Mission District churches and synagogue. (Cooperation of churches, synagogue, Mission Community residents, S.F. Rec-Park Dept.)

Chapter IV

Community Services

I. INTRODUCTION

This chapter discusses the pressing needs of Inner Mission District residents for improved community services in:

Education
Childcare
Health
Culture
Consulates

Also, the chapter suggests that some churches might become more involved in Mission Community activities, but that is up to the inclinations of the individual churches.

Inner Mission residents need improved and often subsidized community services. Although about 70% of Mission residents are of moderate or middle income; in 1969, 11,534 or 22% of the 51,874-person Inner Mission population was in poverty.

In the Inner Mission, schools are crowded and undergoing earthquake-proofing over the next five years; childcare centers have waiting lists totalling about 1,000 children; preventive, mental and dental health care are insufficient; increased drug and alcohol detoxification are needed; many cultural programs in the multi-ethnic, multi-racial Inner Mission lack space for activities. Compared to San Francisco averages, Mission District public schools show lower student learning achievement, serious reading problems; higher dropout rates; lack of innovative teaching methods and less parent's participation in secondary school activities. In childcare, increased infant care, night care and home care are needed for many Inner Mission parents to get off or stay off welfare.

In another area of community services, none of the 15 Latin American nations represented in San Francisco, have consulates in the Inner Mission.

In the limited space of this chapter, we only outline the major community services needs in the Mission and mention solutions proposed by leaders of various Mission Community and City agencies and organizations. The public and private community service agencies in the Mission District do their own planning of programs and facilities. We can only act here as a central forum of key information on problems and possible improvement methods. Using this and other information available to them, Mission Community groups can set goals and strategies to obtain betterment of these community services in the Inner Mission.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Community Services are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective.
Provide sufficient community services in the Inner Mission in schools, childcare centers, health clinics, cultural centers, churches and consulates so that Mission residents, particularly low and moderate income individuals, can increase their knowledge, abilities and pleasures; be in good health and participate in their ethnic backgrounds.

Policies.

A. Education.

1. Needs Assessment.

Public and private schools serving the Inner Mission (see fig. 15) should provide increased participation of students, parents and community groups in needs assessment, program and facilities planning, implementation and evaluation. Carrying out of community-approved solutions in all schools serving the Inner Mission should begin no later than the semester following issuance of recommendations.

2. Learning Levels.

The basic skills learning levels of students in elementary and secondary Mission District schools, and of Spanish-speaking and other ethnic backgrounds found in the Inner Mission, must be brought up to the average levels of California public schools.

3. Dropout Rates.

The dropout rate among students in public and private schools serving Inner Mission students should be reduced, with more individualized instruction, diagnosis of learning problems and other means, to the City-wide level and preferably to 5% or less.

4. ESL-Bilingual/Bicultural Programs:

The emphasis should be on proficiency in both English and Spanish in all subjects; on preparation for living in American society and on retaining appreciation of and involvement in the culture(s) with which one is identified in part or totally. Multi-lingual, multi-cultural learning should be made available to interested students, from kindergarten through senior high school.

5. Student/Class Ratios.

Classes in public and private schools serving Inner Mission students must be kept to the following maximum sizes:
Kindergarten—20; Grades 1, 2—22;
Grade 3—24; Grades 4-6—26; High Schools—25-28, depending on the subjects, except physical education (37/class).

6. Special Programs.

Innovative, more flexible programs, which encourage learning and self-confidence in students should be increased in public and private schools which serve Inner Mission residents. Those programs include multi-media centers, creative arts workshops, "schools-within-schools," open classes, individual instruction and interdisciplinary studies.

7. College and Career Preparation

College and career preparation, through counseling, courses offered, arrangement of of interviews and encouragement of students, should allow all Inner Mission residents attending public and private schools, to competitively apply for entrance to the college or career of their choice.

8. Ethnic/Racial Composition — Students

The children of Inner Mission residents should attend integrated public and private schools. The bussing distances should not involve excessive travel. Sufficient numbers of Inner Mission ethnic groups should remain at Mission District schools to tie the schools to the neighborhood's ethnic life. Since community comment on and formulation of the Unified School District integration plan is incomplete at present, specific ethnic/racial percentages are not

recommended here for Mission District schools.

9. **Ethnic/Racial Composition — Teachers, Administration**

   Public and private schools attended by Inner Mission students should have teachers and administrators, both at sites and central offices, with ethnic backgrounds and language abilities proportionately equal to those of the students.

10. **Student/Administration Ratio**

    Public and private schools serving the Inner Mission should not have excessively large administrative bureaucracies which take disporportionate amounts of funds from services to students.

11. **Teacher's Salaries**

    The salaries of public and private school teachers and administrators of Inner Mission students should attract high quality personnel and should give those individuals pay justified by their education, performance and length of service.

12. **Finances**

    Public and private schools serving the Inner Mission should annually distribute to the involved parents and/or students, program budgets, reviewed beforehand by independent auditors, which explain to non-experts exactly how, and in what quantities they spend their funds and what surpluses or deficits result.

    Private, sectarian schools should become self-sufficient and draw as little as possible on the public tax dollar.

13. **Earthquake-Proofing of Schools**

    The current earthquake-proofing of public schools should be arranged to cause minimum overload in class sizes.

14. **New Educational Facilities**

    Colleges, universities and career training organizations should be encouraged to locate facilities in the industrial and commercial zones of the Inner Mission as long as they cause no undesirable environmental effects, no uncompensated residential relocation, and higher proportionate employment and enrollment for Inner Mission teachers, administrators, service personnel and students.

15. **Job Training**

    Training in blue- and white-collar jobs must decrease unemployment and underemployment in the Inner Mission, particularly among recent immigrants.

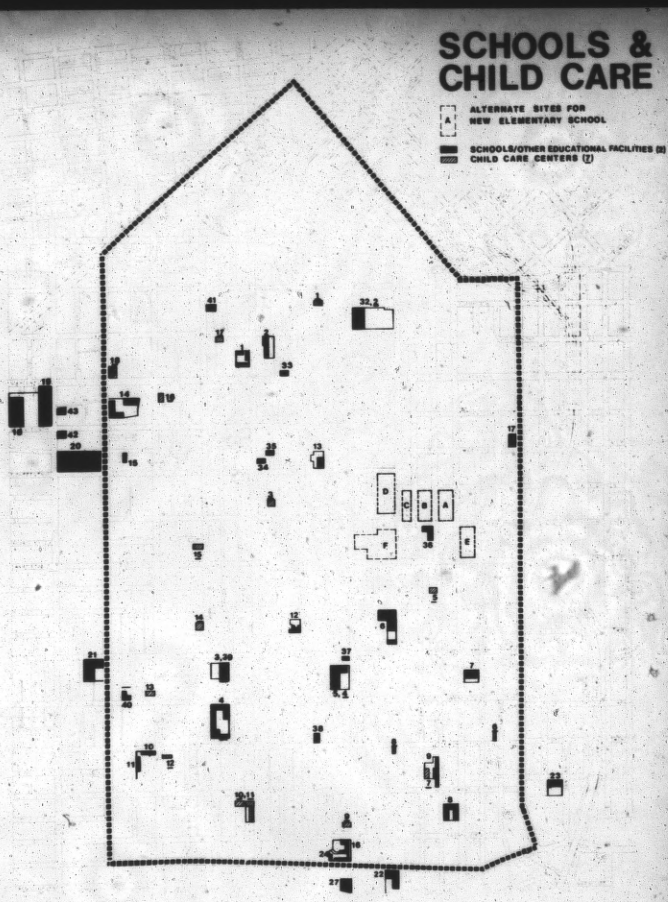


Fig. 15

Childcare and Headstart

1. **Basic Services**

   Inner Mission childcare centers (see fig. 15) should provide not just custodial childcare but day and also night care with educational, social and cultural benefits for the children.

2. **Expansion of Services**

   Childcare centers in the Inner Mission aided by public and private sources, should increase their services in terms of day and night care, home care, infant care, help for abused children, health screening, nutrition and coordination of resources, until every child in the district receives the care and education that it needs at prices that its parents can afford.

   Recently, San Francisco voters made it City policy that all San Francisco children receive quality childcare. That pledge must be carried out with appropriated funds.

3. **Childcare and New Developments**

   All developers of new large commercial, residential (50 units or more) and recreational buildings in the Inner Mission should be encouraged by the

City Planning Commission, Board of Supervisors and major Mission Community groups to install childcare facilities for the children of the building's users.

4. **Home Care**

Childcare in Homes (6-10 children/home) by para-professionals, should be encouraged as a less expensive way to help meet the need.

5. **Headstart**

Headstart Centers should be continued in the Inner Mission and improved with increased parent's participation, follow-up in grammar schools and coordination of resources with childcare centers.

C. **Health.**

1. **Care Eligibility**

Health care in the Mission District is an individual's right, not a privilege.

2. **Preventive Medicine**

Emphasis should be on prevention of illness rather than on waiting for it to occur; that includes caring for the individual as a whole rather than as a disease entity.

3. **Community Needs**

The existing and proposed health facilities (see fig. 16) should adapt their programs to the needs of the community, particularly in providing the services needed in the Inner Mission for dental care, drug abuse, alcoholism and mental health.

4. **Large Hospitals**

St. Luke's Hospital and San Francisco General Hospital (see fig. 17) should continue to increase their responsiveness to the Mission Community.

5. **Drug Abuse**

Drug detoxification, rather than drug maintenance by methadone or any other method, should emphasized by local medical facilities.

Culture

1. **Mission Armory**

The Mission Armory (see fig. 14) must become a multi-purpose, multi-ethnic Community center for culture (both traditional and contemporary), education, recreation and community services. The center, to be operated by a non-profit Mission Community corporation, could charge rents to profit-making organizations for temporary use of parts of the building. The profits would go to improvements on and in the building and for programs carried on within the building by non-profit Mission Community groups.

2. **Mission Branch Library**

The Mission Branch Library should continue to expand the books, exhibits and other educational materials which reflect the cultural composition of the Inner Mission District.

E. **Churches**

1. **Community Use**

When appropriate and necessary, Mission Community groups should continue asking Inner Mission District religious congregations for part-time use of their buildings or open spaces (see fig. 18) for community improvement purposes.

F. **Consulates**

1. **Inner Mission Location**

As much as possible, nations which have ethnic representation among Inner Mission residents, should be encouraged to establish their consulates in the commercial zones of the district.

III. EDUCATION, IV. CHILDCARE, V. HEALTH, VI. CULTURE, VII. CHURCHES, VIII. CONSULATES.

See sections III-VIII, Chapter IV – Community Services, Book 2, Mission Plan.

IX. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter IV – Community Services. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objectives and Policies presented by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Community Services. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Mission Community groups interested in Community Services could carry out or seek enactment by others of the following:

Recommended Actions:

A. **Education**

Set 1.

1. **School and Student Needs Assessment**

Ask public and private school administrators to involve students, teachers and parents in the needs assessment of all Mission District schools where that reporting has not yet been done. Insist that all Mission District assessment reports be completed and published by September, 1975 and that improvements begin no later than January, 1976.

Insist that all Mission District academic school teachers provide full diagnoses of individual students' learning needs.

2. **Mission Reading Clinic**

Assist the Mission Reading Clinic to obtain public and/or private funds to maintain and expand its programs beyond June, 1974, to directly serve a total of at least 575 Mission District students.

3. **New Public Grammar School**

Ask the S.F. Board of Education President, the Assistant Superintendent for the Elementary Division and the Director of the SFUSD Buildings and Grounds Department and the S.F. City Planning Department to guarantee that a wide range of Mission Community organizations, teachers, parents and students will be involved in the site selection, program development and design of the new public grammar school being discussed for the Inner Mission.

4. **ESL – Bilingual/ Bicultural Programs**

Ask Mission Community organizations involved in English and bilingual education (see Appendix F), to arrange several weekend workshops in which the documented statistical qualitative accomplishments of Spanish, Filipino and Chinese bilingual/bicultural ESL programs in San Francisco will be discussed; needs, emphasis and improvement methods for the programs will be discussed and will lead to obtaining committments on these programs from the San Francisco Unified School District (S.F. USD) and any other involved school systems.

5. **Student/Class Ratios**

Support the San Francisco Federation of Teachers, Local 61, in its efforts, during the next round of labor negotiations, to get the SFUSD to make certain maximum class sizes (see Education Policy #5), mandatory in the public schools.

6. **Secondary School Counselors**

Support the San Francisco Federation of Teachers, Local 61, in its efforts to require the

S.F. Unified School District to provide more secondary school counselors to reduce the present ratio from 450 or 500 students/counselor to 250 students/counselor.

Set 2

7. Ethnic/Racial Composition — Teachers, Administrators

Demand of the San Francisco Board of Education and Superintendent of Schools that they adhere to a schedule, agreed upon by San Francisco parents and neighborhood groups, to hire selectively until the ethnic/racial composition of qualified teachers and administrators is equal to, or within 5% of the district-wide ethnic/racial composition of public school students.

Once that the final, community-approved integration plan for SFUSD schools, kindergarten through 12th grade, is instituted, teachers and site administrators should represent proportionately (or within 5%), the ethnic/racial composition of students at the schools.

8. School Budgets and Financing

a. Demand that Mission District public and private school systems annually distribute publically to teachers, parents and Mission Community groups interested in education, annual reports and proposed program budgets of all expenditures, income, debts and surpluses.

b. Support the San Francisco Grand Jury recommendation (1/74) that the S.F. Board of Education hire an expert budget analyst responsible only to it.

9. Improvements in Public Schools

Discuss with the Buildings Department of the SFUSD, the possibility of rehabilitating existing Mission District public schools to provide more flexible classrooms, better soundproofing, carpeting and more brightly painted walls.

B. Childcare and Headstart

Set 1

1. Mission Childcare Consortium

Support and aid the Mission Childcare Consortium in its search for funds to continue its programs beyond June 30, 1974 and to expand with an Infant Care Center (capacity: 40); a new childcare center at the planned MHDC Apartamentos Betel (approx. 25 children); night care and increased emphasis on multi-cultural, multi-lingual learning at the Consortium centers.

2. Childcare Funding

Seek increased Federal, State and City funds to expand day and night childcare, infant care and care of abused and handicapped children in the Inner Mission, to be carried out by Mission Community childcare agencies or Cooperatives.

3. EOC Headstart and Childcare

Support and aid the Mission Council of the Economic Opportunity Council (EOC), in its effort to fund its Headstart and Childcare programs beyond June 30, 1974; to increase parent's participation and grammar school follow-up in Headstart and to expand its childcare center in the Inner Mission.

MEDICAL FACILITIES

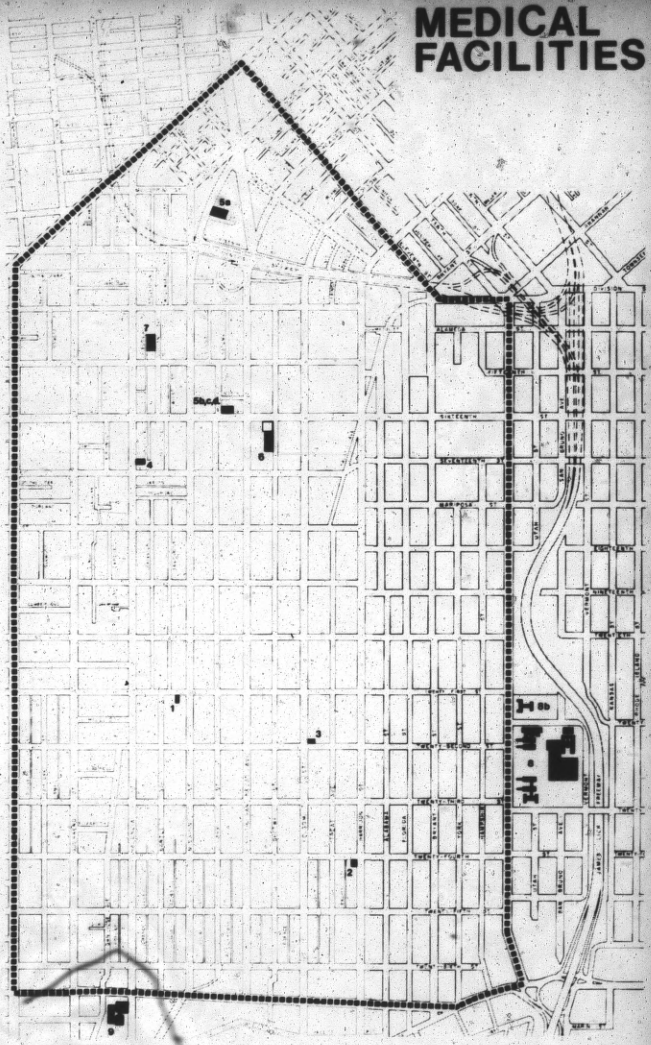


Fig. 16

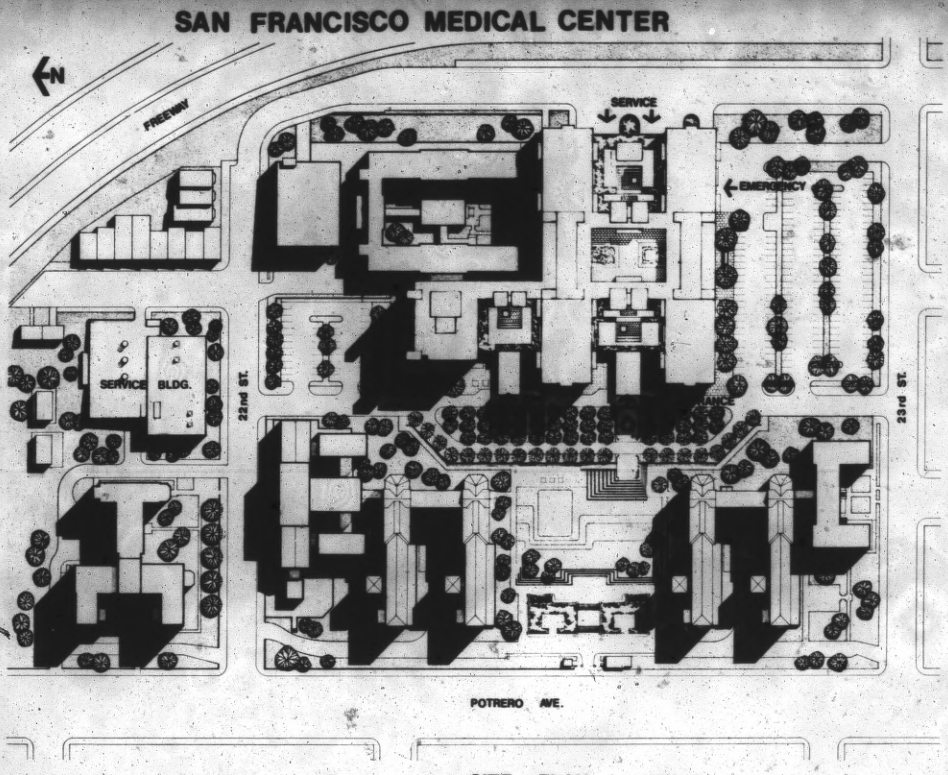


Fig. 17

4. Coordinated Childcare

The staffs of all Inner Mission childcare and Headstart centers, both publicly and privately financed, and also the Children's Council of San Francisco, CAPA and other City-wide childcare organizations, should meet in a workshop to discuss methods of sharing facilities, equipment, educational materials and personnel, as recommended by HEW in the Community Coordinated Childcare (4-C) Program.

C. Health.

Set 1.

1. San Francisco General Hospital (future S.F. Medical Center)

Seek the following improvements in services and facilities at SFGH:

a. Election of community 'consumer representatives to the hospital governing board in substantial and not token numbers.
b. Continuation of an open admission policy.
c. Continuation of billing according to the ability to pay.
d. Decentralization of civil service to hire hospital workers at SFGH and not City Hall.
e. No freezes in hiring which could create minimum standards for health care.
f. Access of Mission Community physicians to SFGH.
g. Establishment of one of the proposed UCSF off-campus dental clinics at SFGH.
h. Increased emphasis on service rather than teaching cases.
i. Focus on preventive health care and education, especially for families, in the expanded out-patient area and eventually in satelite clinics.
j. City funding of non-supporting SFGH programs needed in the Mission Community.

2. Low-Cost Dental Care

Increase low-cost, Inner Mission dental services by:

a. Assisting the Native American Health Center in its effort to obtain four staffed dental chairs.
b. Supporting the proposal for a University of California satelite dental clinic at S.F. General Hospital to meet direct service needs.
c. Meeting with the Dept. of Public Health to seek more staffed hours at District Health Center No. 1's dental clinic.
d. Contacting the University of the Pacific Department of Community and Pre-

ventive Dentistry about possibly serving low-cost dental needs in the Inner Mission.

3. **Drug Detoxification**

Support Centro de Cambio in its application for increased, in-patient drug detoxification facilities.

4. **Mission Community Health Unit**

Organize workshops for Mission District individuals interested in health facilities for the sharing of information and for increasing cooperation and coordination of services.

5. **Mobile Preventive Health Unit**

Ask the Department of Public Health (District Center No. 1), Mission Neighborhood Health Center and other local health agencies to help establish a mobile neighborhood health unit, staffed by the participating organizations, to work in the Inner Mission.

Set 2

6. **Health Education Facility**

Seek the proposed S.F. Community College Mission Facility which could house in the Inner Mission, health education classes now offered elsewhere by Community College, Unified School District, University of California, California College of Podiatric Medicine, University of the Pacific and the Department of Public Health.

7. **Health Hotline**

Ask Mission District and City health agencies to jointly operate a Health Hotline which could provide by telephone, essential health information and referrals.

D. **Culture**

Set 1.

1. **Multi-Purpose Mission Community Center — Mission Armory**

Ask State and Federal legislators representing the Inner Mission, the City's Art Commission, Neighborhood Arts Council and City Planning Department to find a new site, preferably at the Presidio or Hunter's Point Naval Shipyard, for the California Army National Guard units now at the Mission Armory. Then the building should be deeded or leased to a non-profit Mission Community corporation (to be founded by the present Armory Task Force) which could operate there, a multi-purpose Mission Community Center.

CHURCHES

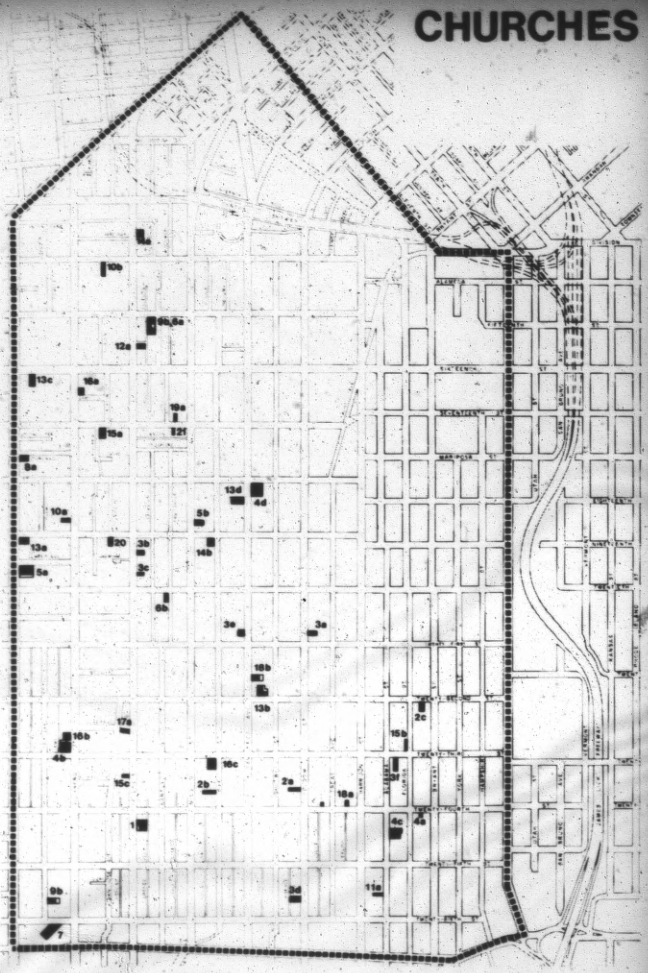


Fig. 18

Set 2.

2. **Mission Community Use of Project Artaud Theater**

Ask the Project Artaud non-profit corporation to apply to foundations and the National Endowment for the Arts for funds to install fire safety structures at the Project Artaud Theater at 499 Alabama Street. The theater should especially serve Inner Mission residents.

E. **Churches**

No Actions recommended here. See Policies of this chapter for suggested guideline for future possible Actions.

F. **Consulates**

Set 1.

1. **Mexican Consulate General**

Ask the Association of Latin American Businessmen (ALAB), OBECA/Arribe Juntos and Mission Planning Council to reopen negotiations with the Mexican Foreign Ministry and Mexican Consul General in San Francisco to relocate the Mexican Consulate to the Inner Mission, preferably near 16th and Mission streets.

Set 2.

2. **Other Consulates**

The same above groups should open similar negotiations to bring to the Inner Mission, the consulates of other nations, especially El Salvador, Nicaragua and Costa Rica.

Chapter V

Transportation - Circulation

I. INTRODUCTION

Transportation and circulation systems effect the physical and socio-economic characteristics of the areas they serve. This chapter of the Mission Plan suggests solutions for developing a coordinated transportation-pedestrian circulation network in the Inner Mission District, useful to the present residents and businessmen in the area. The proposed system, especially as it condenses around BART subway stations and major MUNI bus routes, will greatly influence traffic, land use, pedestrian comfort and the environment of air, noise and visual experiences. The philosophy in this chapter is that Mission Community groups have taken a stance in transportation planning for what they want rather than following trends which have benefited them minimally. The present trend is that much of the commuter traffic originating outside San Francisco, largely from Daly City, is making the Mission District a 40-lane freeway (see figs. 19 and 20).

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Transportation-Circulation are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Obtain a coordinated transportation-pedestrian circulation network in the Inner Mission which is safe, comfortable, efficient, clean, easy to understand and beneficial to the present residents and businessmen of the district.

Policies

Policy 1
Reduce over-dependence on the automobile, increase use of bicycles and encourage pedestrian movement.

Policy 2
Guarantee citizen involvement in the planning and developing of any transportation and circulation systems affecting the Mission District.

Policy 3
Heavy industrial and commuter traffic should be removed from residential streets and confined to freeways and certain limited major thoroughfares.

Policy 4
Support the Metropolitan Transportation Commission (MTC) as the agency dealing with all aspects of regional transportation, as long as methods for protecting neighborhoods and including effective community input are incorporated into the agency's procedures.

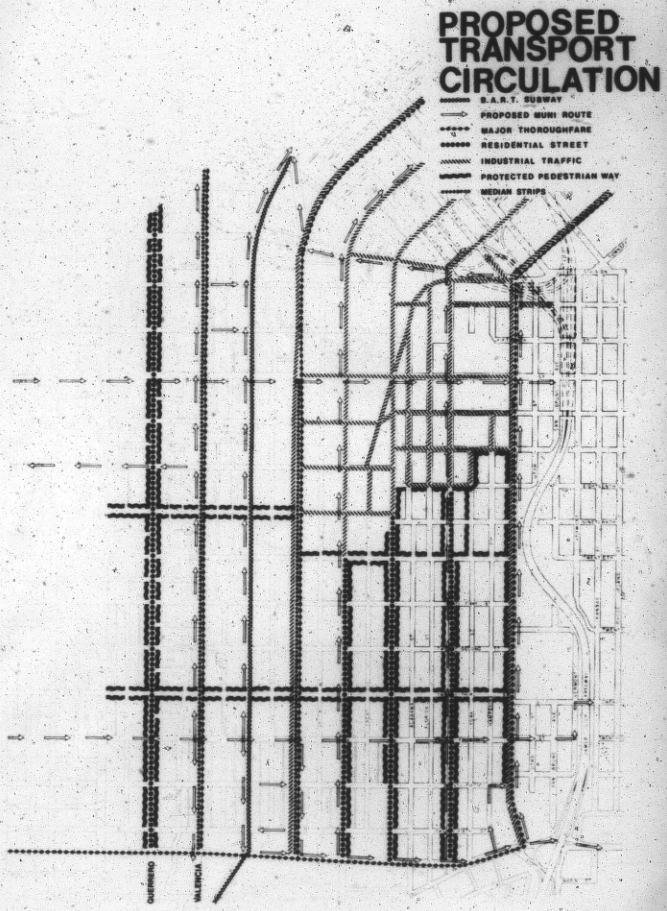


Fig. 21

Policy 5
No additional 'sidewalk' narrowings, tow-away zones and one-way streets should be instituted in residential areas if the intention is to benefit commuters to the detriment of residents.

Policy 6
The Inner Mission District does not want to be a highway for San Francisco Peninsula commuters.

Policy 7
Mission residents need easier access by public transportation to other parts of the City, particularly city-wide recreation areas. Possible new jitney routes to those places should be studied.

Policy 8
The noise and air pollution of public and private transportation should be reduced. Buses which climb hills should be smaller and quieter.

III. MAJOR TRANSPORTATION ISSUES

See Section III, Chapter V – Transportation-Circulation, Book 2, Mission Plan.

CITY & COUNTY OF SAN FRANCISCO
TWENTY-FOUR HOUR TRAFFIC FLOW
ON PRINCIPAL STREETS & HIGHWAYS
1969 - 1973

Fig. 19

IV. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter V — Transportation-Circulation. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community groups could work simultaneously on several Actions in Transportation-Circulation. Thus the Recommended Actions are listed below in proposed sets with the first suggested for most immediate action.

Mission Community groups interested

Fig. 20

in Transportation-Circulation could carry out or seek enactments by others of the following:

Recommended Actions:

Set 1

1. **Mission Protected Neighborhood Program**

   See Action #4, Chapter VI – Urban Environment, on implementing the entire proposed Mission Protected Neighborhood Program (see fig. 26 and Appendix A, Chapt. VI) which would reduce commuter traffic; encourage bicycle and pedestrian circulation and physically establish the hierarchy of streets recommended in the Mission Plan.

2. **BART/MUNI Coordination**

   Remain vigilant that the new MUNI bus lines agreed to in Spring, 1973 by major Mission Community groups and the Coordinated Transit Task Force (see fig. 21), will be carried out and not altered without further consultation with those same community groups.

3. **BART/MUNI Mission Transfers**

   Negotiate with MUNI/BART in the establishment of a time-based transfer on 24th Street and Mission

Street so that people may go in any direction on those streets on BART and MUNI for 25 cents in an hour and a half. This would be done experimentally and could be combined with the two proposed joint fare arrangements for BART and MUNI.

4. Reduced BART/MUNI Fares

In cooperation with the Mission Merchants Association, ALAB and other Mission business business groups, negotiate with BART (Bay Area Rapid Transit) and MTC (Metropolitan Transportation Commission) to reduce fares between the 16th and 24th street BART stations in the Mission to $.10 instead of $ .30.

Negotiate with BART and MTC a reduced fare for poverty-level San Franciscans to city-wide and regional recreational areas and to employment beyond San Francisco. And ask BART, MUNI and MTC to eliminate time restrictions on the present reduced fares to youth and senior citizens which should be made available for all hours.

5. New Jitney Routes

Ask BART and MUNI to study and report on the impact of BART on patronage of Mission District jitneys and to determine feasible new jitney routes in the area.

6. Bicycle Routes

Work closely with the San Francisco Bicycle Coalition to establish bicycle routes in the Mission District. Possible bicycle routes could be on the following streets: Guerrero, Folsom, 14th, 15th, 19th, and 23rd streets (see fig. 22).

Set 2

7. Removal of Tow-Away Zones

Negotiate with the Department of Public Works to remove towaway zones on the west side of South Van Ness from 14th to 19th Streets. The MUNI/BART Planning Project is willing to help by making the recommendation to its Coordinating Board.

8. J-Church Line Extension

Negotiate with MUNI to have the J-Church Street car line extended through the Bernal Cut and to City College in order to reduce commuter traffic through the Bernal Cut and increase the efficiency of MUNI.

9. NEIZ Plan Street Changes

See Action #1, Chapter VII, for street modifications and traffic changes proposed in the NEIZ Plan, Phase I (see fig. 29a).

10. Regional Transportation Plan

Continue to give definite input through designated Mission community technicians in the Regional Transportation Plan of MTC.

Included in the plan are four "issues" for consideration, which relate most directly to the Mission District.

a) San Francisco Airport Access.
b) Bart extension to San Mateo and Santa Clara.
c) BART extension to Northwest San Francisco.
d) San Mateo County local transit services.

Support of the extension of BART to San Mateo and Santa Clara and increase of San Mateo county local transit services, will reduce commuter traffic into San Francisco's Mission District. The extension would also provide access for Mission District residents to jobs outside San Francisco.

11. Dial-A-Bus

Ask MTC to create a Dial-A-Bus system in the near future in the Inner Mission District.

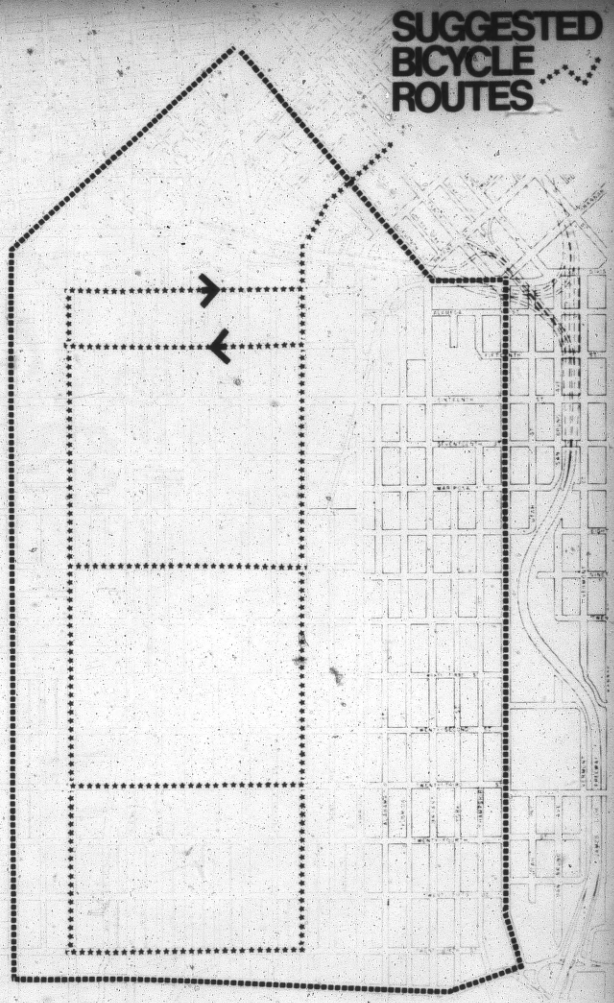


Fig. 22

Chapter VI

Urban Environment

I. INTRODUCTION

Because of its physical location and history, the Inner Mission was destined to contain a mix, too closely mingled in parts, of residential, commercial and industrial uses and too little public open space (see Chapter I, Book 1.

The flatness of the Inner Mission in a hilly city and its location between downtown San Francisco and many suburbs southward on the San Francisco Peninsula, causes thousands of commuters to roar through the Mission every day.

Under existing zoning laws and locations of zoning districts, the residential sections of the Inner Mission contain only 36% of the housing units allowable there. Thus many single-family houses and 2- to 4-unit apartment buildings, favored by families, are in jeopardy of being replaced by smaller, more densely packed, more expensive units less oriented to families.

The Inner Mission has 245 "historic" buildings and many more Victorian structures not yet officially listed as "historic." The potential in the Mission for more dense, new apartment buildings endangers hundred of Victorian houses and flats. The architecture of many recent buildings in the Mission has not been compatible with the styles and forms of older structures.

Poverty, lack of concern among residents and businesses, excessive vehicular traffic and insufficient City cleaning services have led to streets and sidewalks of the Inner Mission being heavily littered with paper wrappers, bottles, cans and other garbage.

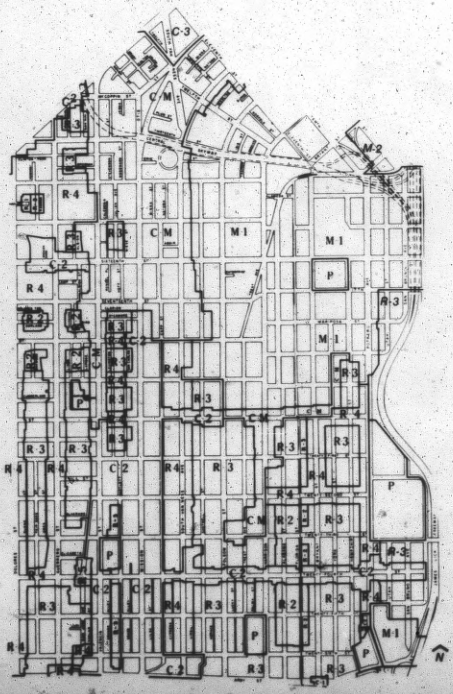
The deeply rooted environmental problems of the Inner Mission can be reduced if the City and Mission Community become committed to that goal through measures such as those embodied in the recommended policies and actions of this chapter.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Urban Environment are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Guarantee that the future physical development of the Inner MIssion, based on its more favorable historical and physical characteristics, will be pleasing and interesting to local residents, in the proportions, colors, forms, textures and clear relationships of various sizes and uses of buildings, streets, signs, sidewalks, sidewalk fixtures and landscaping. Diverse, ethnic social and commercial activities should be encouraged. The future development of the Inner Mission should cause cleaner air, less harsh noise, fewer traffic danger, more community maintenance, more park space, more family housing for low and moderate income groups and historic preservation.



EXISTING ZONING

HOUSING ZONES*

LOW DENSITY
R-1: single family

MODERATE DENSITY
R-2: 1 unit* per 1500 sq. ft.
R-3.5: 1 unit/600
R-3: 1 unit/800

HIGH DENSITY (apartment building)
R-4: 1 unit/200
R-5: 1 unit/125

COMMERCIAL ZONES

C-1: Community Service Business
C-2: Retail-Commercial
C-M: Commercial-Manufacturing

MANUFACTURING ZONES

M-1: Light Manufacturing
M-2: Heavy Manufacturing

PUBLIC ZONE

P: Public (parks, schools...)

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*an apartment, regardless of type or size, or a single family house

*R-1: 15 housing units/acre
R-2: 29/acre
R-3: 55/acre
R-4: 217/acre
R-5: 348/acre

Stanford Community Development Study June, 1973

Fig.24a

Policies

1. **Down-zone R-4 to R-3 throughout the Inner Mission except for several blocks around the 16th and Mission streets BART station.**

   Down-zoning, which is rezoning, is essential to encourage residential neighborhood stability, preservation of family units and historic preservation.

2. **Maintain the present height and bulk limits in the Inner Mission but with lenient bulk variances allowed in one block around the 16th-Mission BART station.**

   Any heavy new development should be focused on 16th and Mission rather than around the 24th-Mission BART station. Private or public development should cause minimal possible housing relocation all of which must be fully compensated.

3. **Improve the architectural design of new buildings, in the Inner Mission**

   Through liaisons at the City Planning Dept. and Central Permit Bureau, Mission Community groups and the City should encourage architectural. and urban design which will aid the overall commerce of the neighborhood; produce design compatible with the older buildings and improve the views and boundary definition of the Inner Mission.

4. **Carry out the Mission Protected Neighborhood Program on major north-south streets in the Mission.**

   PNP provides 3 major benefits: 1) reduction of commuter auto traffic space in widened sidewalks, 2) ;;;, 3) beautification with trees, benches, textured pavements.

5. **Improve Community Maintenance**

   The DPW Bureau of Street Cleaning, supported by City Budget priorities, Mission Community groups, merchants and residents, should work together to reduce litter and garbage on streets and sidewalks of the Inner Mission.

6. **Remove Incompatible NCU's and Industries in Residential Neighborhoods.**

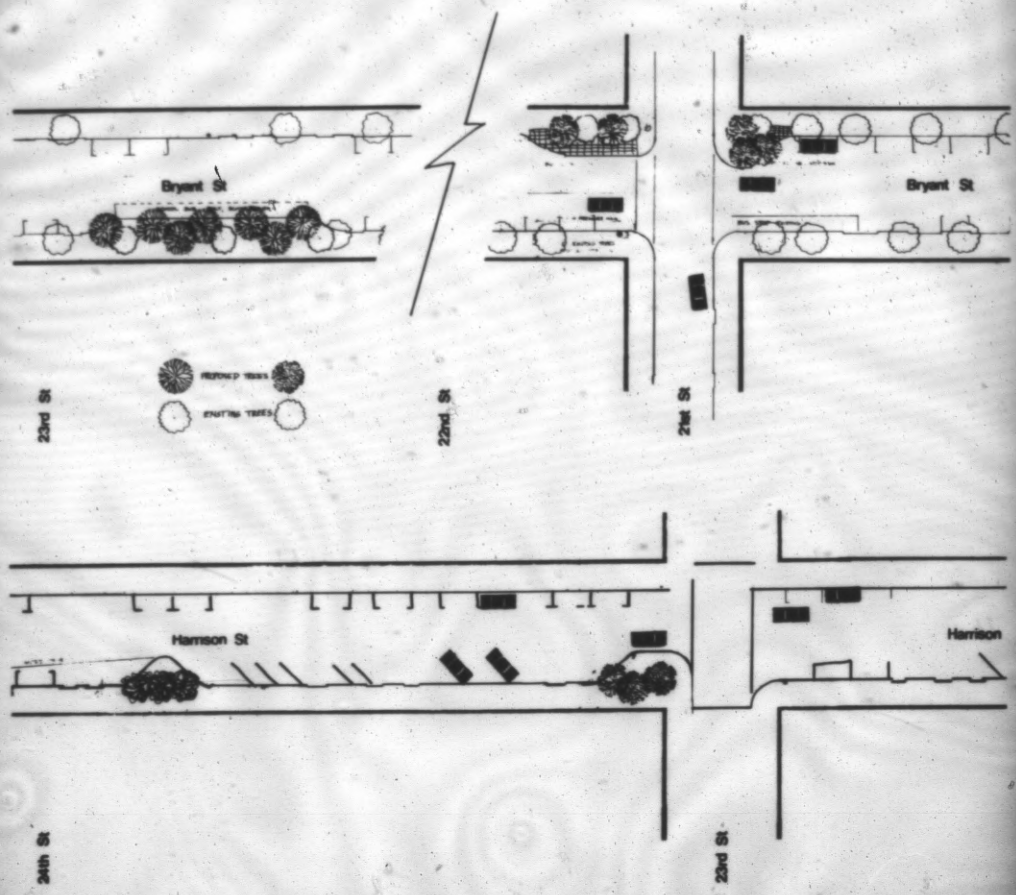


Fig. 27

Some small industries and excess gas stations should be removed from residential neighborhoods where they cause air and noise pollution, industrial traffic, some hazards and bad effects on nearby housing.

NCU's which are neighborhood service business, mainly at corners, such as laundromats and grocery stores, should remain.

7. **Encourage and aid preservation of Inner Mission historic buildings.**

The large stock of Victorian buildings in the Mission should be saved because: they contain large, usually less expensive family units; are not very expensive if not fully restored and provide a beautiful link to the extraordinary history of San Francisco.

8. **Underground Utility Wires on Major Streets**

The heavy utility wires and poles provide some of the major eyesores and detractors from physical improvement of the Mission Community. The wires should be removed as soon as possible, beginning first with major pedestrian streets.

9. **Obtain More Street Trees.**

The Inner Mission especially needs street (sidewalk) trees provided both free or at some cost by the City. With a scarcity of parks, few front yards and much divergent architecture, the Inner Mission needs the unifying, beautifying effects of street trees.

10. **Reduce Air Pollution.**

The residents of the Inner Mission suffer more than their share of unhealthy, dirty air pollution because of commuter auto traffic.

Several new developments seem to forecast less air pollution in the Mission in the near future.

11. **Reduce Noise Pollution.**

Because of the district's density, presence of industries and many businesses; the mental and physical health of Inner Mission residents especially require the full benefit of any future government measures against noise pollution.

III. EXISTING ENVIRONMENT – INNER MISSION DISTRICT

IV. ENVIRONMENTAL PROBLEMS AND IMPROVEMENT – INNER MISSION DISTRICT

See Sections III-IV, Chapter VI – Urban Environment, Book 2, Mission Plan.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter VI – Urban Environment. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Urban Environment. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Mission Community groups interested in Urban Environment are recommended to carry out or seek enactment by others of the following:

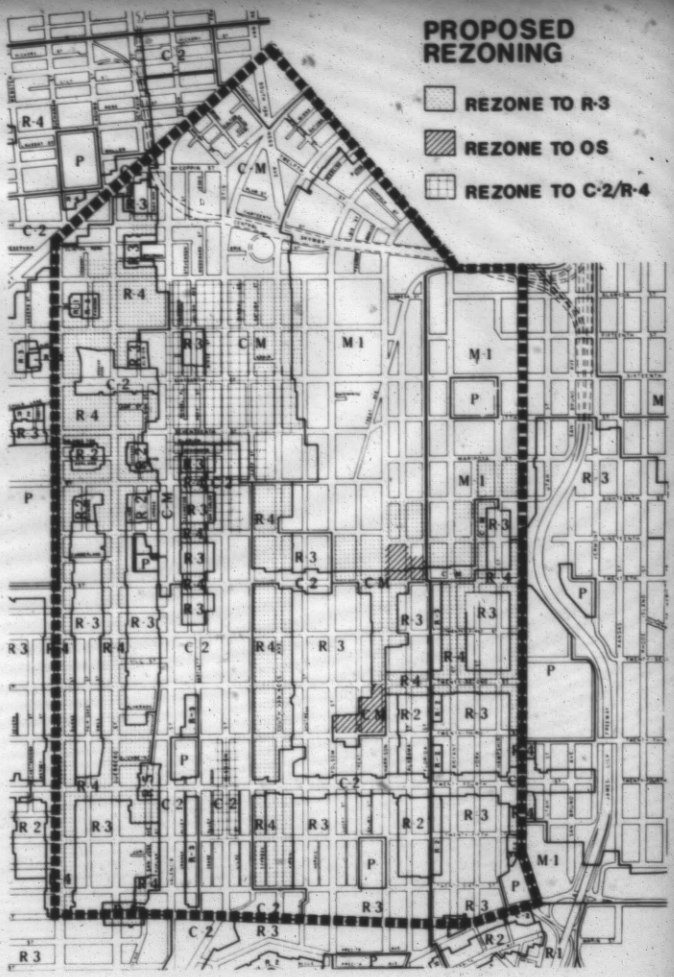


Fig. 24

Recommended Actions:

Set 1.

1. **Down-Zoning.**

Ask the City Planning Commission to downzone R-4 to R-3 (or its future equivalent) in the Inner Mission except for several blocks around the 16th-Mission BART station (see fig. 24).

2. **Height and Bulk Limits**

Maintain the present Height and Bulk Limits with bulk variances granted by the City Planning Commission in one block around 16th and Mission (see fig. 23).

3. **Improved Urban Design and Land Use**

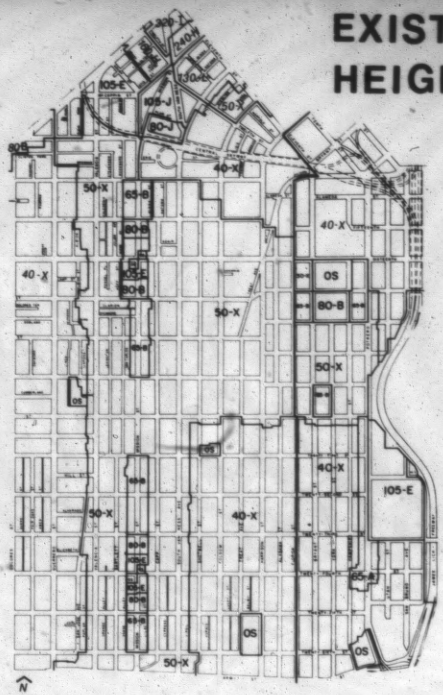
Improve the uses and designs of new public and private buildings and sidewalk fixtures in the Inner Mission District and increase citizen's participation in those improvements by the following methods:

a. **Building Permits Liaisons**
Ask the Model Cities Agency (MCA) and MHDC (or their equivalent successors) to monitor once a week the following activities with regard to the Inner Mission and provide monthly reports (or weekly if necessary) to MCO, Mission Planning Council and other major Mission Community organizations involved in housing and/or planning:

- All construction, demolition and remodeling permits requested of the Central Permit Bureau (CPB). All architectural drawings for major permits should be reviewed and reported on by the liaisons. Proposed design and uses can be judged with relation to the San Francisco Urban Design Plan of 1971.
- Ask the BBI Superintendent, DPW Director, Chief Administrative Officer an;Board of Supervisors to allocate funds to microfilm CPB permit requests and to keep updated, the BBI Electronic Building Records System. The Records System should also show the effects of Systematic Code Enforcement on rents, housing prices, displacement, housing condition and supply.
- All requests to the City Planning Commission for variances, rezoning, conditional use permits and changes in non-conforming use permits, all Environmental Impact Reports (EIR's) on construction in the Inner Mission.
- Activities of the Bureau of Building Inspection, including condemnation, DPW Director's hearings and City Attorney's actions.

b. **Community Participation**
Encourage Inner Mission Community groups and residents to guide physical development through the methods recommended in Appendix E. Those methods include appeals of buildings permits, conditional use permits and Environmental Impact reports, and requests for Discretionary Review and Rezoning.

EXISTING HEIGHT LIMITS



Numbers refer to maximum height limits for new construction

Letters refer to maximum bulk, or lot coverage, for new construction

1 story or floor approximately 10 feet

Fig. 23

c. **Mission Community Design Center**
Recently several Mission Community groups have started to look for funds to establish a Community Design Center in the Inner Mission, preferably on 24th Street.

If interested, contact the Mission Planning Council (ph. 647-3052) and help support the effort to set up the Mission Community Design Center.

d. **Development Requirements**
Ask the City Planning Commission to require, through the Zoning Code and some variances for developers, major residential and/or commercial developments to contain adequate amounts of public open space, community rooms and low and moderate income housing.

e. **Discretionary Review**
Again ask the City Planning Commission to extend Discretionary Review to Mission Street, between 14th and Army streets. The Commission and Department should consult major Mission Community groups in any such Discretionary Review to discuss building designs and uses proposed for Mission Street.

f. **16th and Mission Area Study**
Ask the Director of City Planning for his department to carry out a two-part Special Area Study of:

- 16th and Mission Streets area.
- 16th Street between Mission and Dolores Streets.

Both parts of the study could propose:

- Urban design for new construction, mixed with rehabilitations of viable existing housing and businesses.
- Economic plan including improvement of existing businesses and commercial improvement through new business.

If funded, the proposed Mission Community Design Center (see Action 3-c above) could help in the 16th and Mission Area Study.

4. **Mission Protected Neighborhood Program**

Ask the Director of City Planning, Director of Public Works and members of the Board of Supervisors to allocate from General Revenue-Sharing, State Gas Tax and what-

5. **Improved Community Maintenance**

Reduce street and sidewalk litter in the Inner MIssion by the following methods:

a. **Improved City Service**
Ask the DPW Street Cleaning Bureau Superintendent to discuss with major Mission Community groups, the amounts and types of equipment, personnel and street-cleaning strategies which it needs to keep clean the streets and sidewalks of the Inner Mission.

Then demand of the Board of Supervisors that it allocate funds for the needed equipment, staff and strategies.

b. **Improved Community Effort**
Ask all school principals, church ministers, community improvement organizations and block clubs in the Inner Mission to impress continuously on residents and merchants, the large litter problem here, the anti-litter laws and methods of reducing the problem. Slides, shows, contests, "clean-up days," building painting contests, paint contributions and other means can be used to communicate and help solve the problem.

c. **Anti-Litter Laws Enforcement**
If the community efforts on litter reduction fail, discuss in the Mission Community, the possibility of asking the departments of Public Works, Police and Public Health to strictly enforce the anti-litter laws and penalties until the problem decreases in the Inner Mission.

6. **Non-Conforming Uses**

Ask the City Planning Commission and Board of Permit Appeals to remove by or before 1980, incompatible NCU's (Non-Conforming Uses) and industries in residential neighborhoods of the Inner Mission (see fig. 25 and Appendix F).

7. **Historic Preservation**

Encourage and aid preservation of Inner Mission historic buildings in the following ways:

a. **Landmarks Designation**
Ask the Landmarks Preservation Advisory Board (LPAB) to more intensively study the possibilities of designating as Landmarks, more of the "historic" buildings in the Inner Mission (see fig. 28).

b. **Historic Districts**
Ask the LPAB to study the possibilities of declaring one or more historic districts in the Inner Mission.

c. **Historic Buildings**
Ask the San Francisco Junior League to add more Inner Mission, pre-1900, Victorian buildings to its list of "Historic" Buildings. Also ask the Junior League to consider changing its criteria for historic buildings to include structures built between 1906 and 1920. Such a move would help preserve many urbanistically valuable flats which house low- and moderate-income families.

d. **Saving Victorian Buildings**
Ask the San Francisco Heritage Foundation or MHDC to buy, preserve and if necessary, relocate, within the Inner Mission, any Victorian buildings or facades which cannot otherwise be saved.

e. **Forbid Demolition**
Ask the Mayor and Board of Supervisors to pass a City ordinance forbiding the demolition or inappropriate remodeling of any Victorian structure in San Francisco.

Until that is done, ask the City Planning Commission to preserve all Victorian buildings in San Francisco through the "State Environmental Impact guidelines" which require determination of whether a project would "disrupt or alter . . . an historic site" or "have significant effect on cultural or scenic resources."

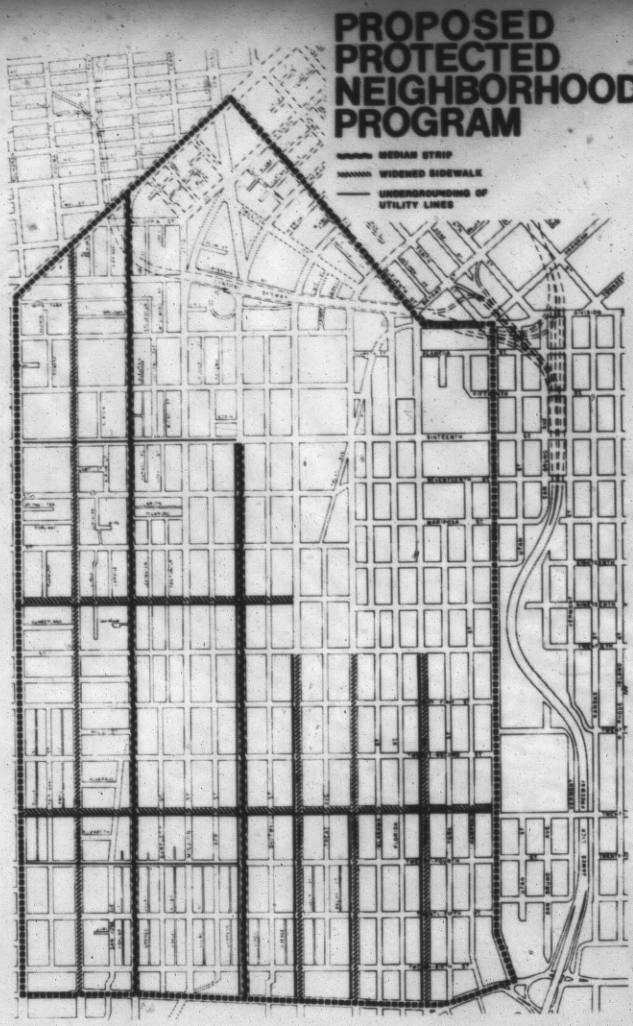


Fig. 26

f. **Victorian Alliance**
Support and aid, when necessary, the Victorian Alliance and its efforst to save, through education, lobbying and other means, historic buildings in the Inner Mission.

g. **Reduced Property Appraisals**
Seek reduction by the City Tax Assessor's office of appraisals and thus property taxes of "historic" buildings.

Set 2

8. Undergrounding Utility Wires

Discuss with the Board of Supervisors, DPW Director, City Engineer and Utilities Undergrounding Coordinator, methods for the City to help finance undergrounding utility wires in the Inner Mission according to the schedule proposed in Appendix C (see fig. 26).

9. Street Trees

Seek free and privately paid street trees where Protected Neighborhood Program or other forms of publicly paid tree planting are not scheduled to take place (see fig. 10 and Appendix B).

Ask the DPW Bureau of Street Cleaning and Tree Planting to inform by early March of year, the number of freely planted and City-financed trees which will be available the following summer for the Inner Mission.

The information should be posted prominently on Inner Mission streets and should name several neighborhood agencies where residents and merchants can pick up street tree applications. The organizations could inform people of who was collecting signed applications on particular streets. Signed applications should be returned to DPW by about May 15.

10. Air Pollution

Ask the Bay Area Air Pollution Control District to investigate and stop air pollution by any business which produces foul smells or chemicals bothersome to Inner Mission District residents or workers.

11. Noise Pollution

a. **City Noise Map**
Ask the DPW Bureau of Engineering, which will propose to the Noise Control Task Force, various noise levels throughout the City, to talk with major Mission Community groups about the "noise map" and noise-monitoring system which will be proposed for the Inner Mission District.

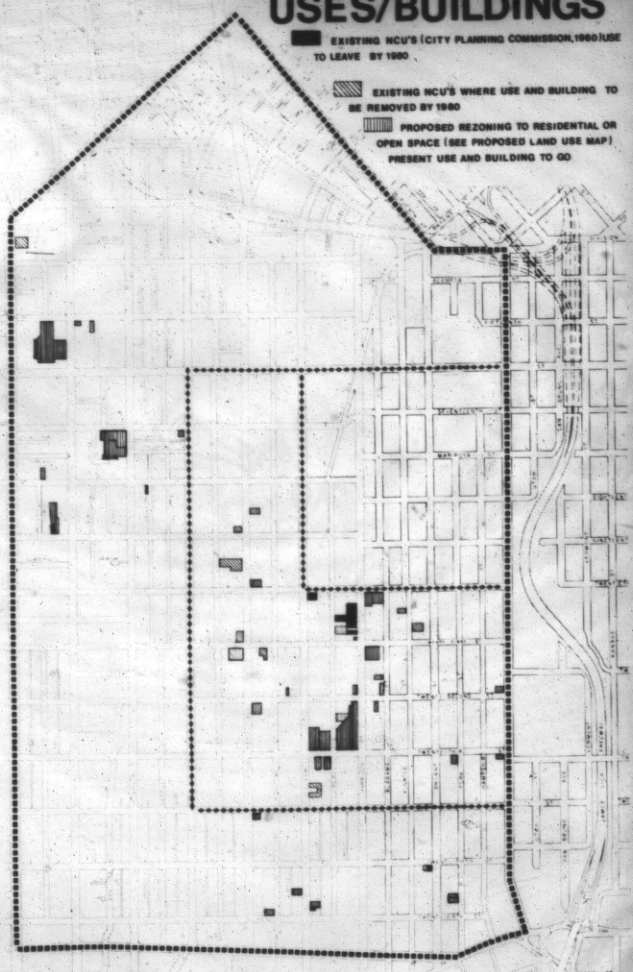


Fig. 25

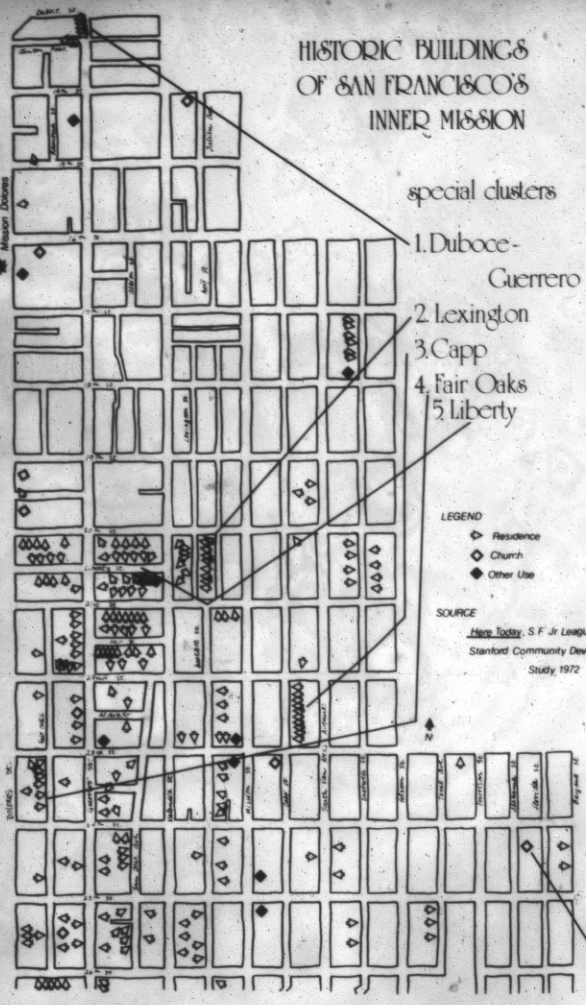


Fig. 28

815-17A SOUTH VAN NESS AVENUE

1189-91 VALENCIA STREET

CAPP STREET CLUSTER

ST. PETER'S ROMAN CATHOLIC CHURCH,
The Mother Church of the Mission.

Chapter VII

NEIZ Plan

I. INTRODUCTION:

Recent studies have shown that the Inner Mission (Mission Model Neighborhood) lacks adequate housing for residents of all income levels, and is notably deficient in the availability of recreation space and parks. A search of the Inner Mission for housing sites has indicated that a maximum of 200 to 300 housing units could be built on sites currently available or available in the next two or three years. This is clearly unacceptable in terms of the demonstrated need for some 5,000 units of low to moderate income housing.

An attempt to develop new subsidized housing for low to moderate income tenants on a former industrial site, the Regal Pale property at 20th and Harrison Streets, was rejected by the Department of Housing and Urban Development (H.U.D.) on the grounds that the site bordered existing industrial uses which would have a negative effect on any new housing at that location. HUD indicated that any funding for new subsidized housing in that area would be possible only if a general plan were produced, which would demonstrate the progressive development of the neighborhood, with adequate amenities, such as recreation and open space, and suitable buffers separating residential districts from adjacent industrial and commercial uses.

Accordingly, an area known as the North East Industrial Zone (NEIZ), bounded by Folsom, 20th, Potrero and 16th Streets was established as a planning study area. Later, the study area was expanded to the west to Mission Street, and to the south to 24th Street, since they were deemed to be more logical planning boundaries.

II. RECOMMENDED POLICIES

The MCO Planning Committee set policies to follow in planning the NEIZ, which are as follows:

1. Housing should be built on vacant land and/or deserted industrial land where appropriate in the NEIZ.
2. Priority shall be given to low and moderate income housing.
3. Priority of occupancy shall be given to Mission District residents now in substandard housing.
4. Priority in employment in the construction of housing shall be given to Mission area residents.
5. Priority in business and commercial development shall be given to community owned enterprises.

SURVEY

A mail survey of the NEIZ, endorsed by the Mayor, and sent to all industrial and commercial establishments in the planning area, yielded useful results, showing that industry and commerce were gradually leaving the southern portion of the area, as well as several large sites in the 16th Street area.

Land use studies confirmed this trend and also showed a harmful penetration of industrial and commercial uses around 23rd and Harrison Streets into an otherwise solid residential area.

Since potential sites were becoming available because of departing industries, the development of a plan for housing and recreation, meeting the criteria of HUD and the MCO Planning Committee became possible.

III. PHASED PLAN

NEIZ–PHASE I

The organization of various types of circulation provides the framework for the planning of development of the NEIZ. Steps have been taken to separate and control heavy industrial traffic, light, slow-speed residential traffic, and pedestrian traffic. The identification and protection of pedestrian movement provides the means for linking the various residential, recreational and commercial sectors of the plan.

Two major parks are provided in the plan to supply much-needed open recreation space. One park (1) covers a two-block area with the closing of Alabama Street between 19th and 20th Streets. It provides a focus for new residential districts (2), (3), and (4). The Centro Social Obrero (5) remains adjacent to the new park, and could be remodeled to take advantage of its improved situation. The park thus becomes the hub of new development, and it is expected that it is here that the first work will take place.

A second park is indicated (6) on the railroad right of way near 23rd Street, and utilizes former industrial land made available by the relocation of the present industries to the northern portions of the NEIZ on land presently available. This park would be passive in character, with trees, lawns, benches and fountains in contrast to the first park, which would contain playing fields, playground equipment, and other active elements.

Connecting the two parks would be a landscaped pedestrian walk, using a portion of the Harrison Street right-of-way. With the relocation of industrial uses along Harrison occasioned by this plan, the need for the railroad track on Harrison Street would be eliminated, and the tracks could be removed from 23rd to 18th Street.

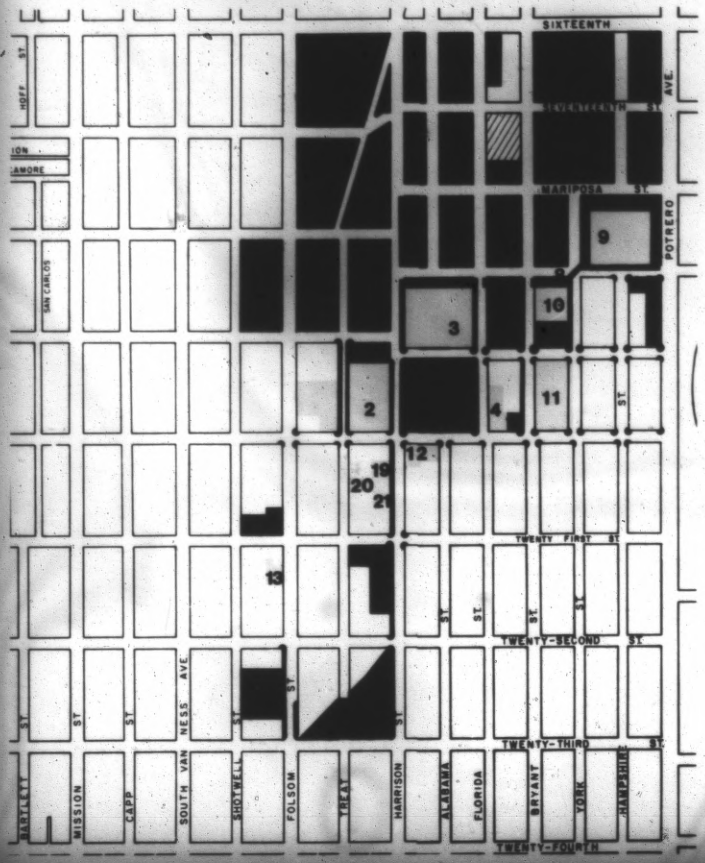
Treat Street between 19th and 20th Streets would become a landscaped mall connecting the two portions of the residential district at (2). The residential neighborhood north of the park at (3) would contain open space in its interior since a larger and more comprehensive design is possible due to the closing of Alabama Street from 18th to 19th Street.

This new residential district is protected from industrial uses to the north which will remain in the foreseeable future by means of a 50-foot wide linear park (7), which extends from Harrison to York Street, and thence across York by means of a traffic diverter at York and 18th Streets (8). This allows a traffic-free connection to a new residential neighborhood between 18th and Mariposa Streets (9). Additional housing sites are to be found at (10), (11), (12), and (13). These sites are intended, as are all sites shown in the plan, to house persons of all income levels, so that here would be economic integration as well as racial, and a great diversity of housing type, size and scale.

A new elementary school (14) is located in relationship to the new housing and park, and made accessible by the protected pedestrian system. Fig. 30 indicates in plan and section the intersection of 18th and Florida Streets, and the relationship between new housing, linear park, new school and industry. It shows how the street intersection would be widened to discourage the flow of industrial traffic from the north from intruding on residential streets, and how the interior open spaces in housing areas would connect to the linear park system. At present, the San Francisco Unified School District is considering the site at (2) for a new elementary school. If a new school is built here, the site at (14) would be available for housing. The

NEIZ PHASE 1

HOUSING
COMMERCIAL
INDUSTRIAL
OPEN SPACE
INSTITUTIONAL
MUNI & P.G.&E.



NEIZ PHASE 2

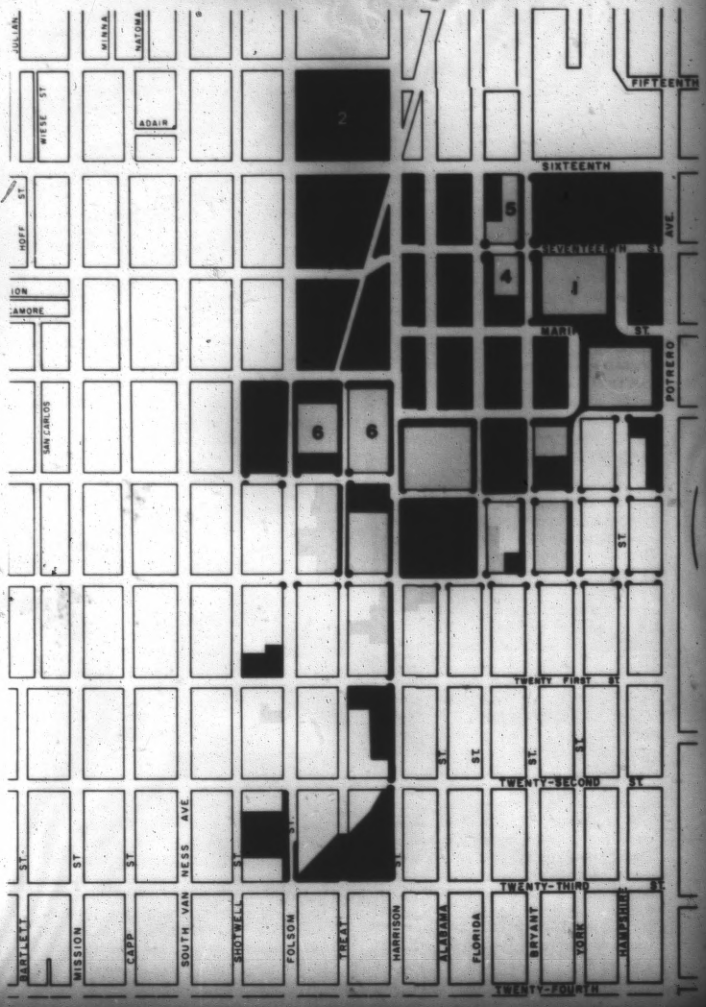
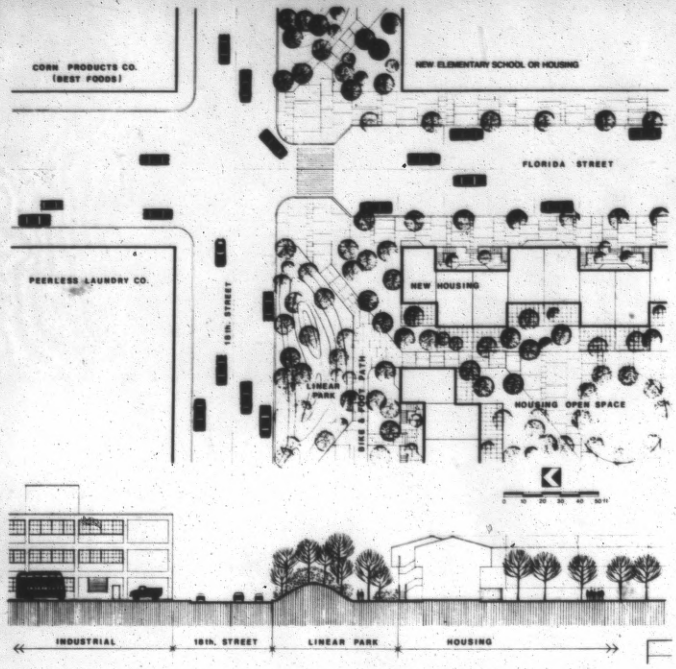


Fig. 30



school could be built at any one of several locations as indicated on Fig. 15.

Remodeled buildings of historic and architectural character (15), (16), (17) provide space for new commercial enterprises, as well as a new neighborhood shopping area (18).

Additional housing sites (19), (20), (21) made available by relocated industrial and commercial uses complement the neighboring residences and provide opportunity for a diversity of housing types.

NEIZ PHASE II

Franklin Square, a haven of greenery and open space, with spectacular views of the downtown skyline, is at present an isolated island, surrounded by industrial buildings, busy thoroughfares and the Muni Railway electric trolley repair and storage facility (1). Until some accommodation can be made with this latter element, Franklin Square will remain forever cut off from ready access by Mission residents, and never realize its full potential as a public park.

The Department of City Planning has proposed that residential neighborhoods be developed around Franklin Square if feasible. Proposals have been advanced for the construction of housing on a platform over the Muni yard. This seems an unlikely possibility, since parking for the housing must also be provided, which suggests the expensive solution of several platforms. Further, the advisability of constructing housing over a facility which will have a constant movement of electric trolleys in and out is questionable.

The seemingly inevitable conclusion is, therefore, that the development around Franklin Square of a viable residential district depends on the eventual relocation of the Muni yard. Several possible sites within the Inner Mission can be suggested: The former Borden's site at 25th and Utah Streets, or possibly the present U.S. Steel site across 16th Street (2). Relocation of the Muni facility depends on City funding, and the timing cannot be predicted. Phase II depends on this relocation, and hence at best is a long-term prospect. The benefits of such a move to the Mission community are, however, enormous.

With the relocation of the Muni storage and repair yard, the pedestrian system envisioned for Phase I can be extended to tie the two new parks and the new residential neighborhoods adjacent to them to Franklin Square itself. Mariposa Street can be closed between York and Hampshire Streets to provide direct access to a residential neighborhood (3). Landscaped walks would lead directly to Franklin Square across 17th Street by means of widened sidewalk intersections which would restrict traffic movement on 17th Street. Another large site for housing adjacent to the square, presently vacant, is available at (4). Existing housing to the west of the square (5) can be rehabilitated or replaced with new housing.

Widened sidewalk intersections would create safer, slow-speed residential thoroughfares on Bryant Street between 16th and Mariposa Streets, and on 17th Street between Florida and Hampshire Streets.

Phase II also envisions the eventual relocation of the PG & + truck storage yards (6). The PG & E maintains a facility at Nineteenth and Shotwell Streets which is housed in a substancial building, and will undoubtedly remain for the foreseeable future. There is no reason, however, why the parking lots indicated at (6) cannot be relocated to another site above 16th Street. This move would free a large site for the development of a residential neighborhood, suitably buffered by a linear park from the railway yards to the north across 18th Street.

NEIZ PHASE III

Given the conditions that permitted the development of housing around Franklin Square, Phase III indicates the further extension of this process. New housing eventually would be developed at (1) and (2), so that the square would finally be completely surrounded with residential neighborhoods. In addition, other sites near Franklin Square could be developed for housing (3), (4).

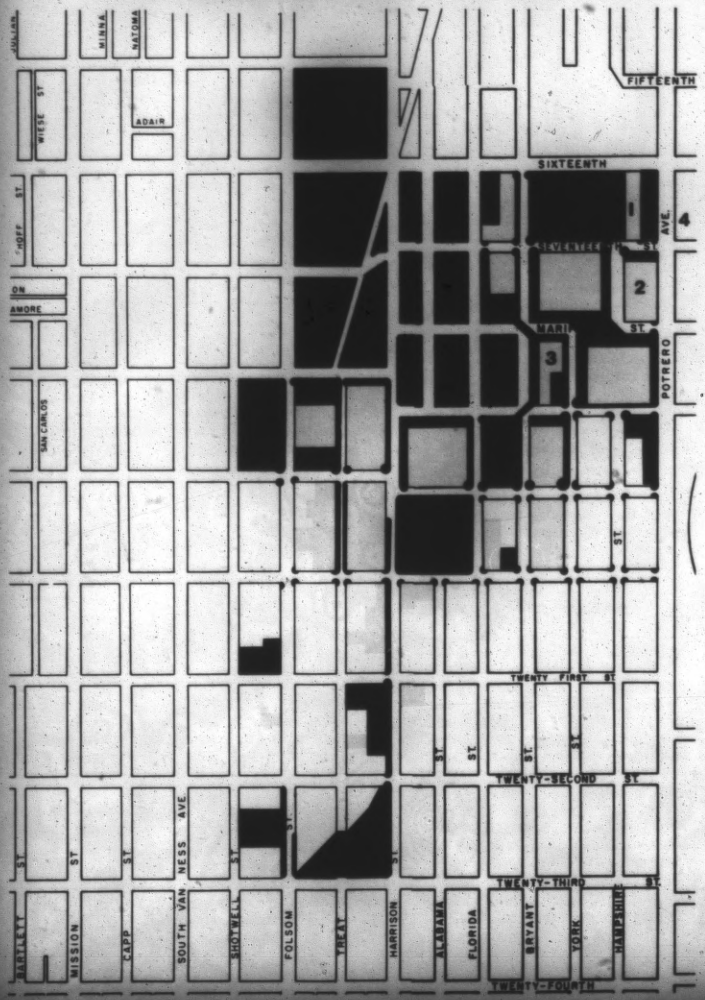
The project of using widened sidewalks at intersections to restrict heavy traffic flow would be continued to create slow residential streets at Hampshire Street between Mariposa and 18th Streets and at 17th Street between Potrero Avenue and Hampshire Street. Traffic diverters at the intersection of Bryant Street at Mariposa Street and also at 18th Street would enable pedestrians to move freely through this area with safety.

Phase III represents a long-term, mature development of the NEIZ Area. Its realization depends on certain key events, such as the relocation of the Muni facility and the relocation of the PG & E parking lots. These events may never occur, but are worthwhile goals to work for in the community, and the achievement of Phase III will be of great benefit not only to the immediate NEIZ area, but to the Mission area as a whole.

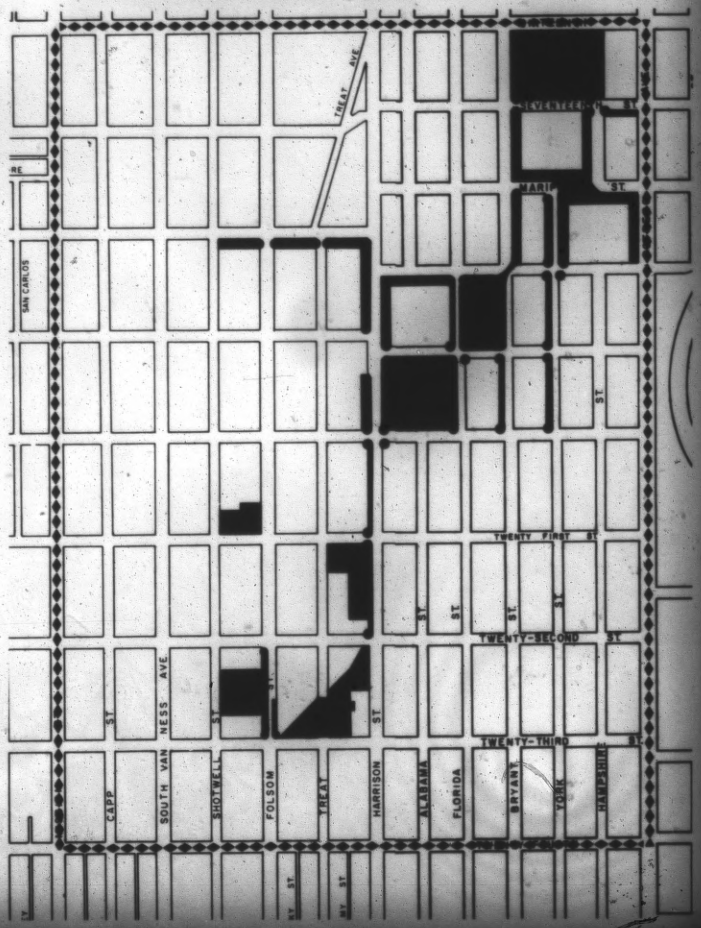
IV. CONCLUSION

Figure 29 shows the fully realized pedestrian system possible after all phases of the NEIZ plan have been accomplished. A protected, landscaped

NETZ PHASE 3



NETZ PEDESTRIAN SYSTEM



circulation network for walkers and bicyclists links the three major parks and makes it possible to walk from 23rd Street to Franklin Square in virtually traffic-free safety. This spine ties together such public facilities as Hawthorne School, John O'Connell High School, the Centro Social Obrero and the new elementary school.

Directly related to this pedestrian system are the various residential neighborhoods. The neighborhoods are large enough in size so that community facilities may be developed within them, and they can also contain public open spaces into the pedestrian walks. Thus the plan has a unity and consistency which is determined by the human scale of the individual walker or bicyclist.

All residential districts are small in scale, with no more than three-story construction. Parking is to be buried beneath the residential units in parking garages. A density of no more than thirty families to the acre has been recommended for family housing, which would be appropriate, but there should also be higher-density housing for the elderly minged into the neighborhoods.

The following Action Agenda summarizes the major issues and needs discussed in Chapter VII – NEIZ Plan. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies above, the Actions are based on desires and needs, expressed previously by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in the NEIZ Plan. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Recommended Action Agenda – NEIZ Plan

Set 1.

1. **City Planning Commission Approval**

   Request a hearing before the San Francisco City Planning Commission to obtain acceptance of the NEIZ Plan, Phase I (see fig. 29a) as a citizen-approved community development plan.

   The NEIZ Plan, Phase I, has been unanimously approved by the Steering Committee of the Mission Coalition Organization. The Director of the Department of City Planning has recommended that the NEIZ Plan be brought before the City Planning Commission for review and approval.

2. **NEIZ Rezoning**

   Work with the City Planning Department toward a major rezoning of the NEIZ (see fig. 29a), to replace marginal, sometimes environmentally detrimental industrial uses, south of 16th Street, with housing, open space and community services which would be more compatible with the existing residential neighborhood south of 20th Street.

MISSION UNITED PRESBYTERIAN CHURCH, 1891

Until rezoning has been accomplished, concerned citizens should watch that any developments proposed for the NEIZ, do not jeopardize elements in Phase I of the plan.

3. NEIZ Redevelopment Funding

Work with the S.F. Redevelopment Agency and the Mayor's Office of Community Development to designate the NEIZ as a Redevelopment Area with priority for future Redevelopment funds and other community development funds and with Mission Community control in carrying out the NEIZ Plan.

Set 2

4. Removal of Industrial Non-Conforming Uses

Ask the City Planning Commission to remove detrimental industries in residential sections of the Inner Mission (see figs. 25 and 29a).

The south part of the NEIZ along Harrison and 23rd streets contains industries totally incompatible with a healthy residential neighborhood because of their size, scale, activity, traffic and noxious emissions. These industries should be relocated to other sites in the NEIZ, north of 16th Street, or beyond the Inner Mission.

5. Railway Tracks Removal

Ask the City Planning Commission and Southern Pacific Railway to remove railroad tracks on Harrison Street between 19th and 23rd streets.

These tracks prevent full development of the NEIZ Plan and will become unnecessary if Action 4, above, is successful, since they serve two or three of the referred, detrimental industries.

6. New Housing Legislation

Seek all information on proposed subsidy funding for housing at the Federal, State and City levels and lobby for new funding (see Action Agenda, Chapt. IX – General Implementation).

There are indications that Congress is becoming aware of an intolerable deficiency in the availability of low to moderate income housing that is building up due to Administration actions stopping Federal subsidy programs.

The State legislature is recognizing that California lags behind other States in supporting housing for the poor and middle class. Pressure by concerned citizens on public officials is an important action to take at this time.

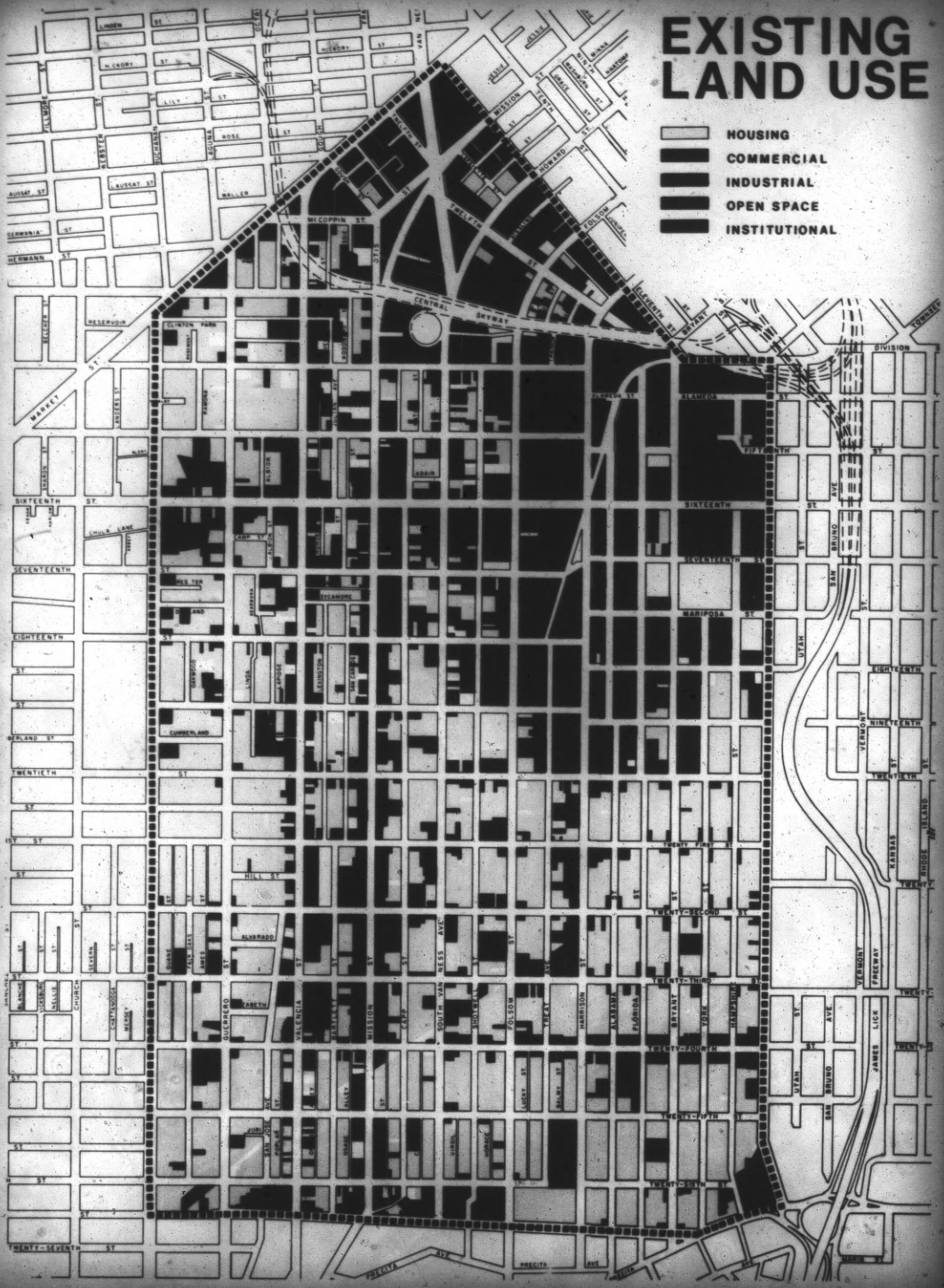
7. Alternative Subsidized Housing

Ask Mission Housing Development Corporation, or its equivalent successor, and the City Planning Department to investigate alternate methods of building low-cost housing.

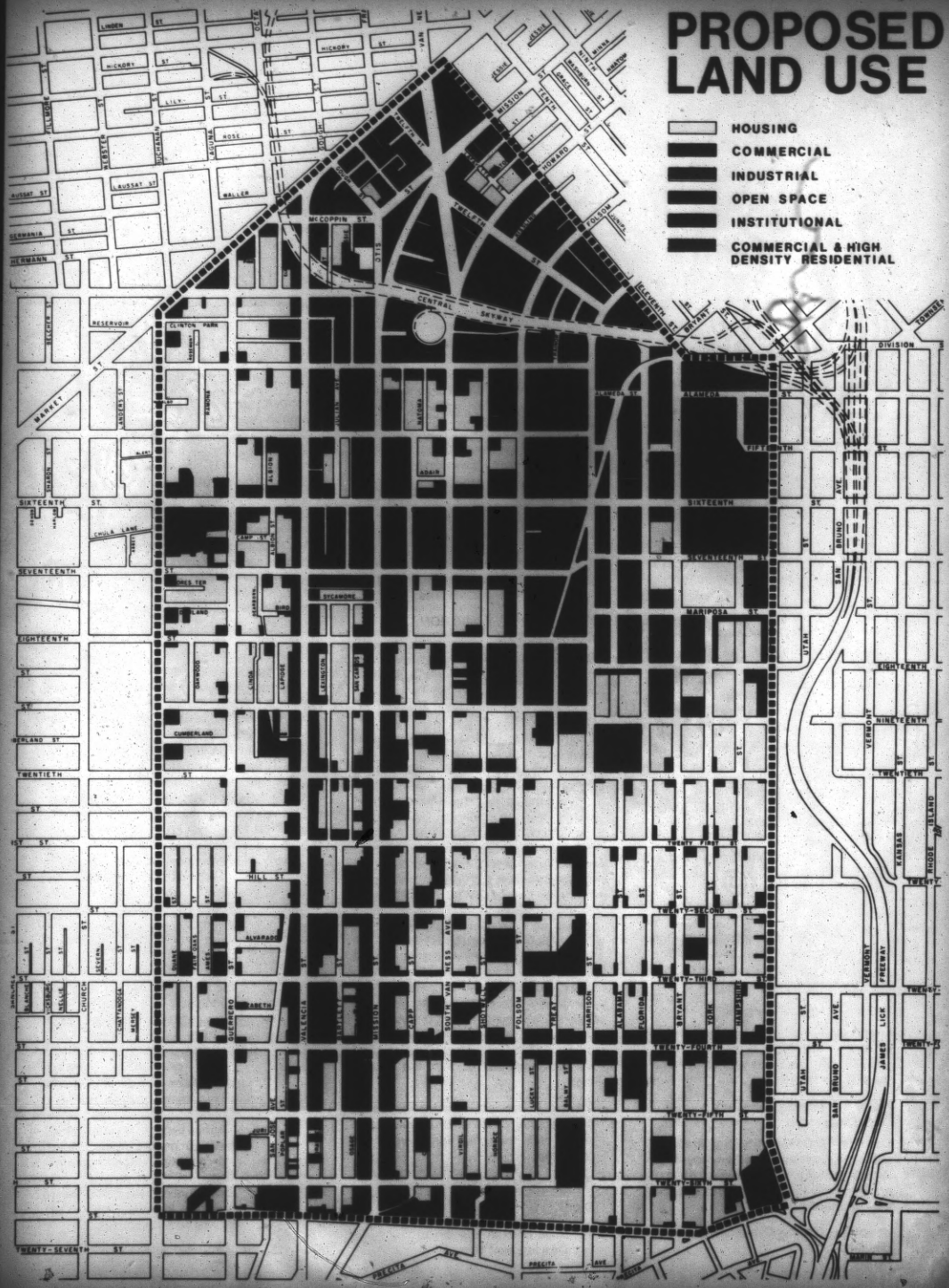
Since it is unclear if or when housing subsidies will be available, creative approaches to satisfying housing needs are necessary. "Self-help" and "urban homesteading" have had some success in New York City. Possibly MHDC or a similar organization could acquire land, subdivide it, erect masonry party walls between properties and install basic sanitary facilities. With assistance from the City on relaxed occupancy requirements, technical assistance on construction practices and cooperation from financial institutions. A family could achieve home ownership by providing its own labor and thereby gain a "sweat equity."

ST. CHARLES SCHOOL, 1887

EXISTING LAND USE



PROPOSED LAND USE



Chapter VIII

Economic Development

I. INTRODUCTION

This chapter suggests methods of orderly economic growth in the Inner Mission District, which might provide maximum participation in economic development for Mission area residents and businesses.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Economic Development are recommended to Mission Community groups interested in those issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Maintain and expand the economic and employment base of the Inner Mission District, while benefiting present residents and businesses of the area and not distrubing the environment of the community with air or noise pollution.

Policies

Policy 1 – Local Ownership

Ownership of Inner Mission businesses by Mission residents should be encouraged and increased.

Policy 2 – Business Training

Mission businessmen or potential businessmen, who need the help must be trained in financing, buying, sales, and administration by Mission Community service organizations.

Policy 3 – Ethnic Character

Streets and areas with ethnic neighborhood service stores should be encouraged, strengthened economically and beautified.

Policy 4 – Blue Collar Jobs

Create new blue collar jobs through the development, expansion and retention of viable industries in the Northeast Industrial Zone, north of 18th Street.

Policy 5 – Small Businesses

Encourage the retention and expansion of local small businesses, along 24th and Mission Streets as well as in other areas of the District.

Policy 6 – Mission Community Organizations

The Mission Community organizations, related to commerce or employment, should develop an awareness of economic development needs and issues in the community.

Policy 7 – Mission Community Benefits

New commercial or commercial-residential developments in the Inner Mission should be geared toward the employment of Mission residents, have community participation in their formative and planning stages, and enhance the environmental and cultural characteristics of the District.

Policy 8 – Construction Jobs

Where new major construction work is initiated in the Mission District, major Mission Community organizations will negotiate for a fair share of Mission District Jobs, whether by apprenticeship or other training programs.

Policy 9 – Urban Improvement

The commercial streets of the Mission District must be protected from economic and physical decay by the policies and actions of City departments, by local merchant's organizations, the MCO and other MIssion Community groups, and the policy of increasing the local ownership of businesses.

III. INNER MISSION ECONOMIC CONDITIONS – EARLY 1970's

See Section III, Chapter VIII – Economic Development, Book 2, Mission Plan.

IV. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter VIII – Economic Development. Mission Community groups interested in these matters could benefit the Inner Mission by initiating the following Recommended Actions. As with the Recommended Objective and Policies above, the Recommended Actions are based on desires and needs expressed previously by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Economic Development. Thus, the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action. Mission Community groups interested in Economic Development are recommended to seek the following:

Mission Community groups interested in Economic Development could carry out or seek enactment by others of the following:

Recommended Actions

Set 1

1. Inner Mission Economic Development Report

Ask the Mayor's Office of Economic Development to determine and substantiate what are the specific types and amounts of industrial-commercial enterprises and blue or white collar jobs which could be attracted to the Inner Mission.

Major Mission Community groups should have a chance to comment on recommendations in drafts of the report. The final publication should represent as much as possible, the Economic Development goals of Inner Mission residents and businesses.

After publication of the report, the Mayor's Office of Economic Development should contact the recommended types of businesses and industries, determine what economic effect they would have on the Mission and should encourage favorable enterprises to set up operations in the Inner Mission.

2. Small Businesses

Ask Inner Mission merchant's and economic development organizations, including Latino Local Development Corp., ALAB (Association of Latin American Businessmen), Mission Merchant's Assoc. and Mission Branch of S.F. Chamber of Commerce, to:

a. Organize small businessmen into cooperatives in order to pool their resources, purchase at lower costs and share advertising expenses.
b. Combine efforts to produce a booklet of small businesses and novelty shops in the City. They should also start a campaign to get newspapers to write articles on businesses in the Mission.
c. Help food establishments in the Mission organize into cooperatives to cater their services outside the neighborhood.
d. Develop the bilingual abilities and/or professional licensing capabilities of new immigrants with previous business skills.
e. Conduct market analyses identifying sectors of the small business market where capital concentration allows competition.
f. Train Inner Mission small businessmen in sales, marketing, buying and investment.

3. Small Business Administration

Ask Mission Community corporations involved in economic development to approach Small Business Administration officials and discuss the current lending practices of the SBA and demand that these policies be altered to benefit small businessmen who allow the local SBA offices generous leeway in determining when a loan can be made. The local SBA should be encouraged to exercise this provision.

4. 16th and Mission Streets.

See Action #3f, Urban Environment, about the urban design-economic development study needed for the 16th-Mission BART corners and for 16th Street between Mission and Dolores streets.

5. 24th Street.

Ask 24th Street merchants to strengthen the Latin character of their street and to improve it with sidewalk plantings, murals, varied paving, benches and well-designed signs, restoration of Victorians and rehabilitation of other buildings which need that. MHDC, the proposed 24th Street Merchant's Association and the City's Rehabilitation Assistance Program (if brought to the Mission) could aid the commercial-residential rehabilitation.

6. Mission Street.

When shops become vacant along Mission Street, ask a Mission Community Economic Development Corporation to acquire or hold the sites in a property or land bank for the benefit of community-owned enterprises.

7. Mission Job Priority.

Ask developers of any new major residential or commercial enterprises in the Inner Mission to give priority to Inner Mission residents for jobs, rentals and sales.

Ask BART to give priority to Inner Mission residents in future BART construction and employment.

8. NEIZ Plan and Jobs.

When Phase I of the NEIZ Plan is initiated south of 18th Street, Mission economic corporations must insure that the economic development goes hand in hand with new housing there. Mission manpower organizations should negotiate maximum possible employment for Mission residents in new construction, building management and commercial development.

Set 2:

9. Large Retail Enterprises

Ask the Mayor's Office of Economic Development, in consultation with Inner Mission community groups, residents and merchants, to encourage large retail stores to locate in the Mission District. The stores would provide substantial employment and increase the economic base of all Mission residents. However, large retail stores should be encouraged around 16th and Mission rather than 24th and Mission streets, to minimize residential relocation.

10. BART Corridor Study

Ask the Stanford Community Development Study, Mission Housing Development Corporation, S.F. Model Cities Agency (or their successors) and the S.F. City Planning Department to do a joint analysis of the effect of BART on land values and rents along Mission Street, between Duboce and Army streets.

The study could also determine at what price, commercial land could be privately redeveloped with the present zoning and in how many years Mission Community and outside businesses could do that and how many new jobs would be created for Inner Mission residents.

11. New Industry.

Ask the City Planning Department and Mayor's Office of Economic Development to campaign vigorously to attract light industries, especially in films, television productions and other media, which will employ at least 500 Inner Mission residents yet not disrupt environment and will be located north of 16th Street in the Northeast Industrial zone of the Mission.

12. Mission District Mercado (Market)

The Latin characteristics of the Mission District make it an excellent place for a Mercado or marketplace. Several buildings exist which might be converted into a mercado. Every effort should be made to determine if this is economically feasible and if the community, and not just outside firms, would benefit. The Mercado building could include facilities for community recreation, meetings and cultural activities. The economic uses could subsidize a certain proportion of the community activities.

Ask the Economic Development Office to cooperate with ALAB, OBECA/Arriba Juntos and LLDC in the development of a Mission District Mercado.

13. Increased Transit Construction and Mission Jobs

Mission Community Organizations interested in employment and construction should negotiate jobs for any new mass transit construction in the neighborhood or outside the neighborhood. There will be increased employment in the construction, operation and planning of Mass Transit Systems. Mass Transit Systems reduce pollution, the dependence on the auto and also help reduce the consumption of energy.

14. No More Pawnshops.

Now the City requires a public hearing by the Board of Supervisors to hear community opinions on the relocation plans of pawnshops. Mission Community organizations should oppose in force at those hearings any further attempts by pawnbrokers to relocate to the Inner Mission.

Chapter IX

General Implementation

I. INTRODUCTION

A chapter on General Implementation is needed to discuss present and possible future private and public sources from which Mission Community organizations might obtain needed urban improvements for the Inner Mission District. While previous chapters of the Mission Plan mention sources of funds for separate needs in housing, recreation and parks and other areas, this chapter discusses sources of money and some strategies for obtaining urban improvements recommended in all chapters (except Chapter I) of the Mission Plan.

The chapter does not discuss more political, more transitory yet lawful strategies for obtaining neighborhood improvements, which can include: discussion meetings or workshops with public officials or between community organizations; request or demand letters to government officials and politicians; letters of understanding; negotiating sessions; lobbying; press releases; rallies; mass organizing; demonstrations; picketing; strikes; boycotts; forming of inter- and intra-neighborhood coalitions; creation of block clubs; and various legal forms of fund-raising to pay for neighborhood organizing or directly for community improvements.

It is felt here that individual Mission Community groups must decide for themselves when they seek neighborhood improvements recommended in the Mission Plan, what political, organizing strategies they will use at that moment to obtain fulfillment of their demands. The choice and sequence of most community organizing methods depend on the politics and realities of the passing moment. There is no lack in the Mission District of community and union organizers who have long experience in helping groups choose honest political methods to obtain community improvements. These individuals are well-known locally and some are mentioned in the Chapter Acknowledgments of the Mission Plan.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on General Implementation are recommended to Mission Community groups interested in these issues. The recommendations are on goals previously set by major Mission Community groups.

Objective

Provide residents and community organizations in the Inner Mission, with suggestions on ways to make governmental and private interests, including the Mission Community organizations, work more effectively to bring about improvements in housing and other community services, which are especially beneficial to the present low and moderate income residents of the Inner Mission.

Policies

A. Public Resources

1. Mission Model Cities Corporations and Model Cities Agency

a. The Mayor's Office, Model Cities Agency and Mission Model Cities corporations directors and boards should concentrate on obtaining public and/or private funds to continue those Mission Model Cities Corporations and projects which they and Mission Model Neighborhood citizens consider most valuable to the Mission Community.

2. Mission Community Organizations (CO's), Community Technical Organizations (CTO's) and the City Budget

a. Mission Community Organizations (of the MCO type) and Community Technical Organizations (of the Mission Model Cities type) should consider adjusting their annual schedules to keep up better with the City Budget process and to gain more benefits for the Inner Mission District from the City Budget.

b. The Mayor, Board of Supervisors, CIAC and City departments, should provide earlier, more effective citizen's participation in formulating the annual City Budget, including the Capital Improvements Program (CIP) and allocation of Revenue-Sharing funds.

c. Mission Community Organizations and community Technical Organizations which are linked to them, institutionally and/or financially, should represent the same geographic area, namely the Inner Mission District. The Inner Mission needs concentrated improvements efforts more than do the generally more prosperous areas around it.

d. If a Mission Community Organization and Community Technical Organization are linked, they should decide once a year, in clear terms of statistics and types of programs, how the technical Organization will serve the Community Organization and general Mission Community.

e. The Mayor and Board of Supervisors should use City funds, including General and future Special Revenue-Sharing, for neighborhood priorities in urban improvements and particularly for high-need areas such as the Inner Mission. The Mission Plan outlines possible physical, programmatic and economic improvements in the Inner Mission.

f. The Mayor and Supervisors should provide independent, technical assistance to neighborhoods to help evaluate the community benefits from City funds and to help make decisions on present and future City funds.

3. City Planning Department and Commission

Through the Mission Liaison, Improvement Plans, Special Areas Studies endorsement and implementation of the Mission Plan and other methods, discussed with the Mission Community, the City Planning Department and Commission should help bring needed community services and housing to the Inner Mission.

4. Mayor's Office

The Mayor should help (or continue to help) improve the living, working and business conditions of present Inner Mission residents, workers and businesses, through his or her appointments to City commissions and boards, creation of liaisons between major City departments and major Mission Community groups and support of Model Cities or similar, community-based, comprehensive service agencies.

5. Board of Supervisors

The Board of Supervisors should help (or continue to help) improve the living, working and business conditions of present Inner Mission residents, workers and businesses, through its key decisions related to zoning, building and land use permits, use of City property and passage of various City ordinances and policies.

6. State Housing and Community Development Bills

The Mayor and Board of Supervisors should give high priority to the Inner Mission District to receive State Housing and Community Development funds which may come in the future from the State or through the State from the Federal Government.

7. Federal Special and General Revenue-Sharing

a. Special Revenue-Sharing for Community Development, with guarantees of citizen's participation, short and long-range planning, independent evaluation, speedier application processes and funding at or above HUD programs in 1972-73, should be passed as soon as possible by Congress.

b. Any Community Development Act passed, should be tied to a new Housing Act which still seeks a decent home for every American and which emphasizes home ownership and housing rehabilitation for low- and moderate-income families and individuals.

8. State and National Legislators and Chief Executives

Legislators should make the State and National budgets pay for more domestic, community improvements, especially in low- and moderate-income areas, and less for the Military Defense Budget and Government bureaucracy.

B. Private Resources

9. Non-Profit Community Improvements Organizations

Major Mission Community groups or non-profit or limited-dividend corporations, should use, to the maximum extent possible, the free technical expertise and advice of organizations which seek to improve urban government services and environment in all San Francisco neighborhoods.

10. Foundations and Corporations

Major Mission Community groups should seek funds from foundations and corporations, especially those associated in some way with the Inner Mission or San Francisco, to implement the many community improvements suggested in the Mission Plan. The community groups could ask Mission Community technical service organizations, such as Mission Model Cities corporations (or their equivalent successors), to help write proposals and applications for those private funds.

III. PUBLIC RESOURCES, IV. PRIVATE RESOURCES

See Sections III-IV, Chapter IX – General Implementation, Book 2, Mission Plan.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter IX – General Implementation. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community groups interested in General Implementation could carry out or seek enactment by others of the following:

Recommended Actions:

1. Mission Model Cities Corporations and Model Cities Agency (MCA).

a. **Mission Model Cities Future**
Ask the Mayor, Board of Supervisors, OCD Director, CCCD and TPC (see Appendix B) to use Revenue-Sharing or other City money to continue funding beyond June 30, 1974 for essential MCA staff and for Mission Model Cities corporations and projects which have achieved considerable, needed improvements in the Inner Mission.

b. **Mission Housing Development Corporation**
Ask the Mayor and Board of Supervisors to recognize MHDC as the official housing agency for the Inner Mission and channel City, State and Federal housing funds for the Inner Mission through MHDC.

2. Mission Community Organizations (CO's), Community Technical Organizations (CTO's) and the City Budget

a. **City Budget Policies**
Ask the Mayor and Board of Supervisors to establish policies for the distribution of City funds, including General Revenue-Sharing (GRS) and future Special Revenue-Sharing (SRS), to satisfy not only City department requests but also community improvements sought by neighborhood groups. Policies on the City Budget should guarantee the following:

- Provision for City departments to notify neighborhood groups of City department budget planning and requests at an early stage (14 to 12 months before fiscal year begins).
- Provision of a public form for debate of funding priorities (beginning 8 months before fiscal year).
- Annual accounting by City officials of which neighborhood requests were satisfied and which were denied (1 month after Budget Ordinance passed).
- Expansion of the Citizen's Committee on Community Development (CCCD) to provide more legitimate representation for neighborhood groups.
- The Model Cities Agency or Office of Community Development should inform major Mission Community groups of changes in the City Budget schedule.

b. **City Budget Process.**

- **City Departments Cooperation.** Ask the Mayor and directors of key City agencies (Rec-Park, City Planning, PHA, SFRA, OCD, DPH, DPW, Social Services) to request their staffs to meet with major Mission Community groups related to physical urban improvements, from May through July when they begin to formulate their Regular Budget and CIP requests of a year later.
- **Department-Neighborhood Meetings.** Ask the Departments to continue meeting, at least once a month, with neighborhood groups from the summer to the following May 1, to reduce remaining differences over Department Budget requests.
- **Budget Summaries.** Ask the Mayor, Supervisors and Department directors

to provide to the public, preliminary budget and CIP requests prepared by City departments in early September, and the last versions reviewed by the Mayor and Supervisors in April and May of the next year.

- **CIP Reports.** Ask CIAC (Capital Improvements Advisory Committee) to require that each Capital Improvements Programs request be accompanied by a brief report on reaction of neighborhood groups to the proposed project. The reports should be submitted to major community organizations before CIAC begins its annual discussions on the next CIP.
- **Program Budgets.** Ask the Board of Supervisors to revise the City Charter to stipulate guidelines rather than detailed specifications for the City Budget. Each City department should publish their proposed and final budgets in Program form, outlining the amount to be spent on program rather than specific materials and personnel.
- **Work Programs.** Every City department should publish for citizen's review, Work Programs (similar to that of the City Planning Department) which shows what programs they aim to carry out in the following year.

c. **Mission Community-City Budget Schedule**
Mission Community Organizations and Community Technical Organizations should consider adjusting their annual schedules to keep up with or ahead of the City Budget schedule as suggested in Table I of this chapter.

3. **CITY PLANNING COMMISSION AND DEPARTMENT**

a. **Mission Plan.** Ask the City Planning Commission (CPC) to endorse the Mission Plan and commit itself, and the City Planning Department to help implement the urban improvements recommended in the Plan.

b. **Mission Liaison.** Ask the City Planning Director and CPC to pay full-time for a Mission Liaison, from the City Planning Dept. to major Mission Community groups, who would work at least (CDP) half-time at MHDC or some other community improvement corporation linked to and located in the Inner Mission. The liaison should speak and write the major foreign language of the Inner Mission.

c. **Improvement Plans.** Continue to use technical planning staff, working for non-political, community improvement organizations, based in the Inner Mission, to review CPD Improvement Plans and help write community responses to the plans.

4. **Mayor's Office**

a. **Mayor's Appointees.** Insist that the Mayor appoint Inner Mission District residents to fill the next vacancies on City commissions, boards and committees which affect physical development in the Mission neighborhood.

MMNC, MHDC, or their equivalent successors will keep updated lists, available to the Mission Community, of impending vacancies in appointive City positions.

Important commissions and boards include the City Planning Commission, Board of Permit Appeals, Assessment Appeals Board, Public Housing Authority and Rec-Park Commission.

b. **City Department Liaisons.** Request of the Mayor that at least one official Mission Liaison exists between each key City department and agency, related to urban physical improvements and social services, and major Mission Community groups related to the department's or agency's activities.

The full list of Mission Liaisons should be sent to major Mission Community groups (several listed in Chapter Acknowledgments) within 3 months of making the request.

5. **BOARD OF SUPERVISORS**

a. **Catalogue of City Property.** Ask the Board of Supervisors to ask the City Planning Department to make a catalogue of all city-owned property, including streets, suitable for construction, with data on location, size, topography, present use, zoning and proposed future uses.

b. **City Property for Public Purposes.** Ask the Board of Supervisors, advised by the City Planning Commission and affected neighborhood groups, to lease, at low prices, City property (or the air rights thereof) for low and moderate income housing, parks, high employment business or businesses combined with housing.

Set 2

6. **State Housing and Community Development Bills**

See Policy 6, this chapter.

7. **Federal Special and General Revenue Sharing**

a. **Community Development Act.** Ask National legislators to include in any Federal Community Development Act:

- Funds for major cities at least at the 1972-73 level.
- Requirement for local community planning and proven, wideranging citizen's participation in order to receive funds.
- Allowance for local community development, funds to be matched by Federal funds and thus multiplied.
- Post-audit evaluation independent of the revenue-sharing applicant, of tangible benefits gained by the city from the community development funds.
- Incentives for increased City government efficiency, economy and achievement of local and national goals in housing and community development.

8. **State and National Legislators**

a. **National Budget Priorities.** Ask National legislators to decrease the Defense the Defense Department Budget Authority in the next fiscal year, 1975-6, from its present $84 billion to $75 billion or less. A large part of the money taken from Defense, should be used for City, State and Federal programs which provide housing rehabilitation and ownership, parks and neighborhood facilities to benefit low- and moderate-income people living in metropolitan areas.

Also, at least several billion dollars taken from Defense, should be used for improved mass transportation in metropolitan areas. Unemployment, caused by the Energy Crisis, could be decreased in construction and operation of new mass transit systems.

b. **National Economic Stability.** San Franciscans and the Mayor should seek more stable national economic policies from national legislators and the Administration to aid local employment, housing and community development effort.

FOOTNOTES

MISSION PLAN AUTHORS

[1,4,6,9]Gregory Montes, Planner, Mission Housing Development Corporation, researched and wrote the following chapters of the Mission Plan:

Chapter I – Introduction – A History of the Inner Mission District, San Francisco – 1776-1974.
Chapter II – Housing.
Chapter III – Recreation and Parks.
Chapter VI – Urban Environment:
Chapter IX – General Implementation.

[4]Diana Turner, UCSF student; psychiatric nurse at Langly-Porter Neuropsychiatric Hospital and Inner Mission resident, researched and wrote:

Section V – Health, in Chapter IV – Community Services.

[5]Carlos Baltodano, Housing and Physical Planning Coordinator, San Francisco Model Cities Agency, researched and wrote:

Chapter V – Transportation Circulation.

[7]Ed Burger of Burger and Coplans, Inc., MHDC Planning Consultants, researched and wrote:

Chapter VII – NEIZ Plan.

[8]Chapter VIII – Economic Development, researched and written in the following way: Small Business section and coordination of chapter writing by Carlos Baltodano, S.F. Model Cities Agency; New Business section by Juan Pifarre, Economic Development Specialist, S.F. Mayor's Office of Economic Development; Employment by Jerry Levine, Manpower Specialist, S.F. Model Cities Agency.

Fig. 10

PARKS

A. Existing
1. Franklin Square
2. Levi-Strauss Playground
3. Mission Playground
4. Folsom Playground
5. Garfield Square
6. Rolph Playground
7. Precita Park
8. McKinley Square
9. Dolores Park

B. Proposed
10. Park – 20th & Harrison
11a. Gymnasium – Community Center, Alternative A Site
11b. Gymnasium – Community Center, Alternative B Site
12. Park – 23rd & Harrison
13. McKinley Square Addition
14. Mime-Troupe Mini-Park
15-19. Mini-Parks
20.a,b. Mission-to-Dolores Linear Park.

Fig. 14

COMMUNITY CENTERS

A. Existing
1. American Indian Center
2. Youth For Service Center
3. Redstone Building OBECA/Arriba Juntos Mission Mental Health Center
4. Columbia Park Boys' Club
5. LULAC (League of United Latin American Citizens)
6. Mission Rebels in Action
7. Mission Neighborhood Adult Center
8. Community Music Center
9. People's Law School
10. Jamestown Recreation Center
11. Mission Branch Public Library
12. Mission Model Neighborhood
13. Salvation Army – Men's Social Service Center
14. a. La Raza Information, Tutoring and Legal Center
b. La Raza Silkscreen Center
15. 24th Street Place
16. Mission Neighborhood Family Center
17. Centro Latino
18. Horizons Unlimited
19. Polish Club, Inc.
20. San Carlos Hall
21. Mission Branch, San Francisco Boys' Club
22. Centro Social Obrero
23. SER (Services Employment Redevelopment)
24. RAP (Real Alternatives Program)

B. Proposed
25. Armory Mission Community Center
26. a. Inner Mission Gymnasium Community Center – Alternative A site (see Chapter III)
b. Inner Mission Gymnasium Community Center – Alternative B site

Fig. 15

Part I – Schools

E = Elementary; J.H. = Junior High; H.S. = High School

1. Marshall Annex (E)
2. Marshall (E)
3. Samuel Gompers (HS)
4. Horace Mann (JH)
5. Hawthorne (E)
6. John O'Connell (HS-Vocational)
7. Bryant (E)
8. Sunshine (For Handicapped)
9. St. Peter's (E)
10. Immaculate Conception Academy (HS–Girls)
11. St. James (E)
12. St. John's Lutheran School (E)
13. St. Charles (E)
14. Notre Dame (E & HS–Girls)
15. San Francisco Christian School (E)
16. Cogswell Polytechnical College (Vocational)
17. California School of Professional Psychology
18. Sanchez (E)
19. Everett (JH)
20. Mission (HS)
21. Edison (E)
22. Le Conte (E)
23. Buena Vista (E)
24. Buena Vista Annex (E)
25. a. Potrero Hill (JH)
b. James Lick (JH)
26. J. Eugene McAteer (HS)
27. St. Anthony's (E)
28. Immaculate Conception (E)
29. St. Paul's (HS)
30. St. Paul's (Intermediate)
31. a. St. Paul's (E)
b. Mission Dolores (E)
32. Far West Laboratory for Educational Research and Development
33. OBECA/Arriba Juntos
34. LULAC (League of United Latin American Citizens), S. F. Council No. 2008
35. Mission Rebels in Action
36. Mission Language and Vocational School
37. Horizons Unlimited
38. La Raza Information Center
39. Colegio de la Misión (LULAC), Samuel Gompers High School
40. Mission Education (Spanish Bilingual) Center Unified School District
41. Unified School District – Information Center – Mission District (Zone 3)
42. Mission Reading Clinic
43. Roman Catholic Archdiocese of San Francisco, Dept. of Education

Fig. 15

MISSION DISTRICT CHILCARE AND HEADSTART CENTER AND OFFICES

A. Inner Mission District

1. Mission Childcare Consortium
2. HEW
3. EOC/Head Start
4. USD
5. Mission Childcare Consortium
6. Mission Childcare Consortium
7. Mission Childcare Consortium
8. State
9. EOC/Head Start
10. USD
11. Mission Childcare Consortium
12. Parents' Coop.
13. State
14. EOC/Head Start
15. Mission Child Care Consortium
16. United Presbyterian Church
17. EOC/Head Start
18. Holy Family Day Home
19. Mission Childcare Consortium
20. EOC/Head Start
21. USD
22. Mission Childcare Consortium
23. EOC/Head Start
24. USD
25. USD

COMMUNITY MEDICAL FACILITIES

1. American National Red Cross
2. Centro de Cambio
3. Centro de Salud
4. Mission Alcoholic Center
5. a. Mission Mental Health
b. Child Psychiatric Unit
c. Redstone Counseling Center – Team I
d. Mission Day Treatment Center
6. Mission Neighborhood Health Center
7. Native American Health Center
8. San Francisco General Hospital (San Francisco Medical Center) Emergency Care Ward 93 – Mission Methadone Maintenance Program
b. Family Health Center 993 Potrero Avenue
9. St. Luke's Hospital Emergency Ward; Drug Overdose Program

Fig. 18

A. Churches

1. Assemblies of God, Independent
a. Bethel Temple – Fellowship Hall
2. Assemblies of God
a. Iglesia Sion
b. Mission Bethel Church
c. Iglesia Roca de Salvacion
3. Baptist
a. Great Shepherd Baptist Church
b. St. Mark's Institutional Baptist Church
c. Tabernacle of Faith
d. Spanish Speaking Baptist Church
e. Primera Iglesia Bautista del Sur
f. Emanuel Baptist Church
4. Catholic, Roman
a. Latin American Mission Program
b. St. James Catholic Church
c. St. Peter's
d. Saint Charles Catholic Church
5. Christian Science
a. 2nd Church
b. Reading Room
6. Church of God
a. The New Testament Church of God
b. All Nation Church of God
7. Church of Jesus Christ of Latter Day Saints
a. Mission Ward Bishop's Office
8. Covenant
a. First Covenant Church
9. Episcopal
a. St. John the Evangelist Episcopal Church
b. Holy Innocents Mission District Episcopal Church
10. Gospel of Christ
a. The Voice of Christ Full Gospel Church
b. Free Evangelic Church Full Gospel
11. Jehovah's Witnesses
a. Mission Congregation
12. Krishna Consciousness
a. International Society for Krishna Consciousness, Inc., Radha Krishna Temple
13. Lutheran
a. Ascension (Norwegian) Lutheran Church
b. St. John's Lutheran Church
c. St. Matthew's (German) Lutheran Church
d. Trinity Lutheran Church
14. Orthodox Eastern
a. The Annunciation, Greek Orthodox Cathedral
b. Russian Convent of Our Lady of Vladimir
15. Pentecostal
a. Apostolic Temple of San Francisco
b. Iglesia Pentecostal, Liro de los Valles
c. New Testament Church
16. Presbyterian, United
a. El Buen Pastor Presbiteriana – Community Dev. Services
b. Metropolitan Community Church (formerly Korean Presbyterian Church)
c. Mission United Presbyterian Church
17. Salvation Army
a. Mission Corps
18. Seventh Day Adventist
a. Seventh Day Adventist Church – Latin American
b. Seventh Day Adventist Tabernacle
19. Spiritualist Church
a. The First Spiritualist Temple

B. Synagogues – Jewish, Orthodox

20. Congregation B'Nai David

C. Inactive Churches

21. Chinese Community Church

CONCLUSION

The Conclusion of each chapter of the Mission Plan is an Action Agenda which summarizes the contents of that chapter and also outlines how Mission Community groups and individuals can seek various improvements for their neighborhood. Thus the overall Conclusion of the Mission Plan brings together simplified versions of the Recommended Actions from every chapter.

The Action Agenda of the Mission Plan Conclusion is arranged in sets of priorities as are the chapter Action Agendas. Since the general Conclusion unifies all Set 1, Set 2, and Set 3, Actions from eight chapters, it recommends overall goals and priorities for the Mission Community in urban improvement.

As mentioned in the chapters, these Recommended Actions are based on many present and recent policies and/or actions of major Mission Community voluntary and service groups referred to in the footnotes and acknowledgments of the Mission Plan.

Those who have worked on and contributed to the Mission Plan, hope that the Recommended Action Agendas of the chapters will help Mission Community groups unify their efforts in various aspects of neighborhood improvement.

To be more brief, only the basic recommended Actions are listed below, under the titles of chapters where they are discussed in more detail in the Action Agendas and text. Each basic Action below is followed by a number in parentheses ( ) which indicates the number of that Action in the chapter Action Agenda.

There is no attempt here to present an overall Action Agenda for the Mission Plan which assigns higher priority to Actions in some chapters than in others. After considerable thought, it was decided that the selection is up to Mission Community groups which either concentrate on certain areas of urban improvement or on a wide range of issues. The main intent of the Conclusion is to point out the most important Actions which Mission Community groups could take on many issues related to the improvement of physical land use (see fig. 5 – Proposed Land Use), social programs, economic development and government responsiveness in San Francisco's Inner Mission District.

Recommended Mission Plan
Action Agenda – Alternative A

Set 1

Chapter II – Housing

1. Increase Subsidized Housing Rehabilitation (1).
2. Increase Subsidized Homeownership (2).
3. Achieve Down-Zoning, R-4 to R-3 in the Inner Mission (3).
4. Carry out Focused Residential Neighborhood Improvements (4).
5. Maintain Low and Reasonable Rents (5).
6. Increase Family Units (6).

Chapter III – Recreation and Parks

7. Obtain a Soccer Field (1).
8. Obtain a New Gymnasium (2)
9. Obtain Two New Large Parks (3).
10. Obatin the Mission Armory as a Multi-Purpose Mission Community Center (4).
11. Complete the Mission Protected Neighborhood Program (5).
12. a. Support Continued Funding of Mission Neighborhood Pysical Development Program (6a).
    b. Support Centro Latino in Fund-Raising and Site Search for New Building.

Chapter IV – Community Services

Education

13. Complete Needs Assessment and carry out Mission Community-approved improvements, in all public and private Mission District schools. Increase diagnoses of individual student's learning needs (1).
14. Maintain and Expand the Mission Reading Clinic (2).
15. Demand and Assure Mission Community Participation in Planning New Inner Mission Grammar School (3).
16. Hold Workshops on Improving ESL and Bilingual/Bicultural Programs (4).
17. Seek Reduced Student/Class Ratios (5).
18. Seek More College/Career Counselors in public and private Mission District Secondary Schools (6).

Childcare

19. Maintain and Expand the Mission Childcare Consortium Programs (1).
20. Obtain Government Support of Needed Low-Cost Childcare and Head-start Programs (2, 3).
21. Participate in Community Coordinated Childcare (4).

Health

22. Increase Mission Community Benefits from S.F. General Hospital (1).
23. Increase Low-Cost Dental Care (2).
24. Increase Drug Detoxification (3).
25. Participate in Mission Community Health Workshops (4).
26. Obtain a Mobile Preventive Health Unit (5).

Culture

27. Obtain the Mission Armory as a Multi-Purpose Mission Community Center (1).

Churches

See Policies.

Consulates

28. Bring Latin American Consulates to the Inner Mission (1, 2).

Chapter V – Transportation-Circulation

29. Complete the Mission Protected Neighborhood Program (1).
30. Support the Mission Community-approved BART/MUNI Coordination (2).
31. Seek BART/MUNI Mission Transfers (3).
32. Seek Certain BART/MUNI Reduced Fares (4).
33. Request a Study of Possible New Mission District Jitney Routes (5).
34. Obtain Inner Mission Bicycle Routes (6).

Chapter VI – Urban Environment

35. Achieve Down-Zoning, R-4 to R-3 (1).
36. Maintain Present Height and Bulk Limits, with Some Bulk Variances near 16th and Mission (2).
37. Improve Inner Mission Urban Design and Land Use (3).
38. Complete the Mission Protected Neighborhood Program (4).
39. Improve Community Maintenance (5).
40. Remove Non-Conforming Uses of Least Service to Inner Mission Residents (6).
41. Support and Seek Inner Mission Historic Preservation (7).

Chapter VII – NEIZ Plan

42. Request City Planning Commission Approval of the NEIZ Plan (1).
43. Request NEIZ Rezoning (2).
44. Request NEIZ Redevelopment Funds (3).

Chapter VIII – Economic Development

45. Obtain Mission-Community-approved Mission Economic Development Report (1).
46. Obtain Economic-Urban Design Improvement of Major Commercial Areas? a. 16th and Mission, b. 24th Street, c. Mission Street (4-6).
48. Guarantee Mission Job Priority in New Inner Mission Businesses (7).
49. Guarantee Job Priority for Inner Mission Residents in Any NEIZ Construction (8).

Chapter IX – General Implementation

50. Maintain Mission Model Cities Programs and Projects Judged Most Valuable by Mission Community (1a).
51. Seek City Recognition and Funding of MHDC as Inner Mission Community Housing Agency (1b).
52. Request Increased Model Cities Agency Information (1c).
53. Seek Increased Mission Community Urban Improvements from City Budget (2a, b).
54. Adjust Annual Mission Community Schedules Keep Up With City Budget Schedule (2c).
55. Seek City Planning Commission Endorsement of Recommended Objectives, Policies and Actions of the Mission Plan (3a).
56. Request Full-Time, Bi-lingual Mission Liaison from City Planning Department, Working Half-Time in the Inner Mission (3b).
57. Increase Mission Community Contributions to and Benefits from City Planning Department "Improvement Plans". (3c).
58. Request of Mayor, More Mission Community Representatives on City Commissions and Boards and More Mission Liaisons From City Departments (4a, b).
59. Request Board of Supervisors to Increase Public Use of Non-Recreational City Property (5).

Set 2.

Chapter II – Housing

1. Seek More New Subsidized Housing (7).
2. Minimize Housing Relocation (8).
3. Support and Seek Historic Preservation in the Inner Mission (9).
4. End Housing Discrimination (10).

Chapter III – Recreation

5. Monitor and Guarantee Rehabilitation of Existing Inner Mission Rec-Park Facilities (7).
6. Seek Enlargement, Rehabilitation and Reactivation of McKinley Square – Inner Mission Side (8).
7. Seek Improved Recreational Use of Schools and Other City Property (9).
8. Obtain More Bilingual Mission Residents on the Rec-Park Dept. Staff (10).
9. Increase Mission Community Involvement in Planning and Operation of Rec-Park Dept. Facilities (11).
10. Obtain Three Mini-Parks (12).

Chapter IV – Community Services

Education

11. Demand Ethnic/Racial Composition of Public School Teachers and Administrators Equal To (or within 5% of) District-Wide Student Composition and Distributed Proportionately in Schools When Integrated (7).
12. a. Demand Publically Distributed Annual Reports and Proposed Program Budgets from all Mission District Public and Private School Systems.
    b. Encourage More Rational Budgeting and Financing of Mission District Public and Private Schools.
    c. Request Hiring of Budget Analyst Responsible Only to S.F. Board of Education (8).
13. Seek Physical Improvements in Existing Mission District Public Schools (9).

Childcare

Health

14. Seek Inner Mission Health Education Facility (6).
15. Set up a Health Hotline (7).
16. Seek More Flexible Licensing of Out-of-State Medical Professionals (8).

Culture

17. Request and Assist Mission Community Use of Project Artaud Theater (2).

Churches

Consulates

Chapter V – Transportation-Circulation

18. Seek Removal of Tow-Away Zones (S. Van Ness, 14th to 19th) (7).
19. Support Proposed J-Church Tram Car Line Extension (8).
20. Request NEIZ Plan, Phase I, Street Changes (9), (see Set 1, Action 1).
21. Guarantee Mission Community Input to MTC Regional Transportation Plan (10).
22. Obtain Dial-a-Bus in Mission District (11).

Chapter VI – Urban Environment

23. Obtain Undergrounding of Utility Wires (8).
24. Obtain More Street Trees (9).
25. Seek Reduced Air Pollution (10).
26. Seek Reduced Noise Pollution (11).

Chapter VII – NEIZ Plan

27. Remove Industrial Non-Conforming Uses of Least Service to the Residential Mission Community (4).
28. Seek Railroad Tracks Removal on Harrison Street, between 19th and 23rd (5).
29. Seek New Housing Legislation (6), (see Set 1, Action 48, above).
30. Experiment With Alternative Subsidized Housing (7).

Chapter VIII – Economic Development

31. Assure Mission Community Guidance in Attracting Large Retail Enterprises Around 16th and Mission Streets (9).
32. Request the BART Corridor Study (10).
33. Seek New Industry in the NEIZ, Above 16th Street (11).
34. Support Efforts to Establish a Mission District Mercado (market) (12).
35. Seek Increased Mass Transit Construction Beyond the Inner Mission and Transit Construction Jobs for Inner Mission Residents (13).
36. Prevent More Pawnshops from Moving to the Mission District (14).

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37. Obtain Mission Community Benefits from Any Future State Housing or Community Development Bills (6).
38. Seek More Benefits for Low and Moderate Income Urban Areas in New Federal Housing and Community Development Legislation (7).
39. Lobby for Improved National Budget Priorities and Economic Policies (8).
40. Increase Mission Community Use of Non-Profit Community Improvement Organizations (9, 10).

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Chapter III – Recreation and Parks

1. Encourage Establishment of Three Additional Mini-Parks (13).
2. a. Encourage Continued Funding and Services of Alabama Street and Columbia Park Boys' Clubs (14a).
   b. Encourage Creation of a Mission District Girls' Club (14b).
3. Encourage Creation of Backyard Parks (15).
4. Seek City and Neighborhood Cooperation to Build Mission-to-Dolores Linear Park (16).
5. Encourage Increased Mission Community Recreational Use of Local Religious Institutions (17).

Chapters IV-IX

No Recommended Actions in Set 3.

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A PLAN FOR THE MISSION INNER MISSION

MISSION HOUSING
DEVELOPMENT CORP.

A PLAN FOR THE INNER MISSION

BOOK 2

MISSION HOUSING
DEVELOPMENT CORPORATION
SAN FRANCISCO, CALIFORNIA

JOHN W. BOURNE
EXECUTIVE DIRECTOR

GREGORY MONTES
PLANNER

BURGER AND COPLANS
PLANNING CONSULTANTS

WITH ASSISTANCE FROM
CARLOS BALTODANO
MODEL CITIES AGENCY

MARCH 1974

A PLAN FOR THE INNER MISSION

BOOK 2

Complete Text

MISSION HOUSING DEVELOPMENT CORPORATION
San Francisco, California

John W. Bourne, Executive Director.
Gregory Montes, Planner.
Burger & Coplans, Planning Consultants.

April 1974.

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Using the Mission Plan

The Mission Plan is published in two separate booklets which should be used together.

Book 1 - Summaries, contains:

A. Text

Preface,
Purpose,
General Acknowledgments
Chapter I - Inner Mission History.
Introductions and Recommended Objectives, Policies and Actions for Chapters II - IX.

Conclusion - Recommended Actions from Chapters II - IX.

B. Graphics.

Photographs, color and black-and-white maps, black-and-white drawings.

Book 1 summarizes the recommendations of the Mission Plan and presents considerable graphics to ease the reading.

The Recommended Actions are conclusions to the chapters and also suggest ways for Mission Community groups to improve the situations discussed in those chapters. The Recommended Actions are listed in proposed sets of priorities. The Conclusion of the Mission Plan arranges all of the Actions from Chapers II through IX in overall sets of proposed priorities.

Except for references to chapter or section authors, no footnotes are contained in Book 1 of the Mission Plan. All footnotes are in Book 2.

Book 2 - Complete Text, contains:

A. Text

All of Chapters II through IX, including the Introductions, Recommended Objectives, Policies and Actions contained in Book 1.

Chapter Footnotes.
Conclusion - same as in Book 1.
Chapter Acknowledgments.

Appendices - Lists, charts, diagrams, statistics and other detailed, current information which further explain or supplement statements made in the text.

The Appendices are arranged by chapters. Unless noted otherwise, the text of a chapter refers to appendices which are grouped at the end of Book 2 under that chapter title.

B. Graphics

Black-and-white maps and drawings.

Book 2 presents the statistics and references which support the Recommended Objectives, Policies and Actions contained in Book 1 and repeated in Book 2.

Mission Plan Definitions

Inner Mission (IM) = Mission Model Neighborhood (MMN). Except upper parts of Census Tracts 201 and 177, north of Central Skyway, are beyond IM; and area between Potrero Avenue and U.S. 101, James Lick Freeway, is in IM but beyond MMN. See figure 2 IM statistics are for MMN.

Mission District = Greater Mission District = Inner Mission Potrero Hill, Bernal Heights, Outer Mission, Noe Valley, and Eureka Valley (see figure 2).

Mission Community = People who work and or live in the Inner Mission; Organizations based in the Inner Mission and working for the benefit of its present residents.

PREFACE

The following explains why the Mission Housing Development Corporation (MHDC) undertook a Plan for the Inner Mission District, and how the Plan was researched and written by several individuals and discussed with major Mission Community organizations; relevant, active committees of the Mission Coalition Organization (MCO) and City departments and agencies related to matters in the Plan.

The Mission Plan deals with urban improvement problems, possible goals and methods in the Inner Mission District, a 1-1/2 square mile area of San Francisco (see figs. 2 and 3).

Between June 1969 and February 1972, several major Mission Community organizations attempted to get 130 units of subsidized, low and moderate-income family housing built at the former site of the Regal Pale Brewery at Harrison and 20th Streets in the Inner Mission (see fig. 4).

The community organizations seeking housing at Regal Pale included the MCO, MHDC, MMNC (Mission Model Neighborhood Corporation), Masonry Foundation of Northern California (and Bricklayer's Union Local 7) and OBECA/Arriba Juntos, Inc. (see Chapter IX, Appendix F for organizational interrelationship of MCO, MMNC and MHDC). The San Francisco City Planning and S. F. Redevelopment Agency (SFRA) commissions approved the idea and designated the Regal Pale site and adjacent industrial blocks as a potential, limited Redevelopment site.

The Mission Model Neighborhood Corporation pledged $150,000 for that same purpose. The City and interested Mission Community groups asked the U. S. Department of Housing and Urban Development (HUD) to approve Section 236 subsidized housing at Regal Pale. The Mayor, and even the Governor, urged the HUD Secretary to approve the housing.

However, in February 1972, the great disappointment came. On February 1, Mr. James Price, Area Director of HUD, wrote to Mr. Walter Kaplan, Chairman of the SFRA Commission, that the requested Federal subsidization of housing at Regal Pale would not be allocated, for three reasons:

1. The Regal Pale property was too expensive and HUD felt that housing there could not be sufficiently subsidized.

2. The industrial uses on three sides of the property would have a deteriorating effect on the housing. There was no plan to show how the surroundings could either be converted to residential uses or new housing could be shielded from the nearby industries.

3. There was no plan indicating housing sites throughout the Mission Model Neighborhood and how the housing environment throughout the MMN could be improved.

In brief, Objection 1 is still unanswered since the Regal Pale is now vacant and for sale at a high price. The Northeast Industrial Zone (NEIZ) Plan, finished in January 1973, and part of the Mission Plan, is an answer to Objection 2. The rest of the Mission Plan attempts to satisfy Objection 3.

In September and October, 1972, the Mission Housing Development Corporation hired a Planner, Gregory Montes, and contracted planning consultants, Burger and Coplans, and economic consultants, Hal Dunleavy and Associates, to do a detailed survey of and plan for the Northeast Industrial Zone of the Mission and to produce a plan for the over-all improvement of the Mission Model Neighborhood. A planner from the central S. F. Model Cities Agency, Carlos Baltodano, joined the above parties working for MHDC, to help on the NEIZ study.

The NEIZ survey and plan were completed by January 1973. In February, after a presentation to MCO, its Steering Committee approved Phase I of the NEIZ Plan which includes the Regal Pale site.

From February, 1973 through March, 1974, the MHDC Planner, Planning Consultants and Model Cities Planner worked on the rest of the Mission Plan, besides the NEIZ Plan. The planners consulted major Mission Community groups, MCO committees and City departments, related to matters outlined for the plan. Specific names are given in the Acknowledgments and Footnotes. Several sections of the Plan were done by others, besides the above-named planners. Individuals are credited in the sections they researched and wrote.

The Mission Plan is not a static document. All of the planners and researchers involved in the Mission Plan have sought to help implement parts of the Plan at the same time that they worked on it. Here are several examples of that approach. Burger and Coplans designed two MHDC, subsidized (Section 236) apartment buildings with 89 living units in the Inner Mission and presented the NEIZ Plan to MCO and City departments to help begin its implementation. Gregory Montes helped initiate and define the MCO request for the Mission Protected Neighborhood Project; helped MCO gain more input in the City's Improvement Plan for Recreation and Open Space and provided the Armory Task Force with information on that large building and possible procedures to obtain it for a multi-purpose Mission Community Center. Carlos Baltodano advocated Mission Community transportation needs while on the BART/MUNI Technical Committee. Diana Turner, who researched and wrote the Health section of Chapter IV - Community Services, helped the Native American Health Center start its search for four staffed dental chairs. Juan Pifarre, of the Mayor's Office of Economic Development, who wrote part of Chapter VIII - Economic Development, is involved in the effort to bring high-employment, environmentally acceptable film industries to the north part of the Northeast Industrial Zone of the Inner Mission.

The final review of and comment on the Mission Plan was carried out in March, 1974, by the San Francisco City Planning Department, SPUR (San Francisco Planning and Urban Renewal Association), Mission Model Cities corporations and major Mission Community groups including MCO, Mission Planning Council, and Mission Merchant's Association. Those groups, and many others listed in the Footnotes and Chapter Acknowledgments of the Mission Plan, contributed ideas and suggestions to the plan throughout its research and writing.

PURPOSE

The Mission Plan has five emphases related to the needs and methods of improvement of the Inner Mission District for those who live and work there now. The five basic areas of interest are:

History
Physical Planning
Programs
Institutional Structures
Economic Development

History

Chapter I - Inner Mission History reveals interesting details and the origins of some of the problems and assets of the district today. Also the belief here is that if people know more about the history of the urban place where they live, work and/or invest, especially if there is some beauty and diversity in that history, they will often take more care in preserving historic structures, keeping the district clean and well-maintained and ensuring that new buildings and signs will blend better with what remains of the old.

Physical Planning

The Mission Plan proposes in writing and on maps, certain land use conversions including new housing, parks, community service facilities, sidewalk widenings and other physical changes which would make the Inner Mission District a more pleasant, healthy and convenient place for those who live, work and shop here. Housing and housing environment in the Inner Mission are the main concerns of the Mission Plan.

Programs

Study of the Inner Mission has shown that in certain areas, such as education, child care and health, improvements in funding and carrying out public and private community service programs are more urgently needed now and should precede planning for new facilities to house services. Thus in Chapter IV - Community Services, the needs in program improvements are emphasized. Program needs are also discussed in Housing, Recreation and Parks, Urban Environment and several other chapters. For lack of time and space, the Mission Plan could not deal with the programmatic and physical needs of several community services, including legal aid and welfare advice.

Most of the interviews for the Community Services chapter were with administrators and staff of Mission Community and City agencies. MHDC did not have the funds or staff to extensively survey the opinions of users about the services of those agencies. However, the goals and aspirations of several major Mission Community voluntary organizations are also presented in the chapter. The individual reader can judge how much the real needs of Mission residents are addressed in the Recommended Policies and Actions of the Community Services chapter. Mission Community organizations and individuals can modify or discard those recommendations as they see fit.

Institutional Structures

Often, community groups can obtain physical and program benefits for their neighborhood, not only by seeking more public and private money but by better understanding the City government structure and budget process, State and Federal legislation and when and where to apply community pressure. Thus in the chapters on Housing, Urban Environment, NE1Z Plan and especially General Implementation, there is discussion of how Mission Community groups can obtain more urban improvements from the City budget and what City, State and Federal

legislation might be created or how it might be modified to further benefit the Mission Community.

Economic Development

When buying power increases among the residents and merchants of a neighborhood, they, rather than government programs, can pay and lobby inceasingly for physical, programmatic and institutional improvements in their district. Thus it is essential that the Recommended Actions in Chapter VIII - Economic Development, or similar efforts, be carried out. Private and public investors must be guided by Mission Community organizations to raise, with their investments here, the purchasing ability of Inner Mission residents and workers and to help subsidize the housing and community services of those whose standards of living is not raised as quickly.

Detailed, physical and economic improvement plans for commercial areas require prior discussion by the involved merchants, potential investors, residents and City officials. As only one of several Mission Model Cities Corporations, existing in institutional and financial uncertainty between Federal, City and private, non-profit sponsorship, Mission Housing Development Corporation does not have the recognition and funds that City departments do to carry out detailed studies related to commercial zones.

The best that the Mission Plan could do in this respect was to propose an economic development-urban design study of the area of 16th and Mission Streets where large new commercial and residential construction would be least disruptive and potentially most beneficial to the Mission Community (see Chapter VI - Urban Environment). The study could be jointly undertaken by City and Mission Community agencies which could solicit suggestions from the involved residential and business community.

Also, the Mission Plan proposes general guidelines for the economic and physical improvement of major Inner Mission commercial streets (see Chapter VI). Hopefully, private and public investors will follow these or similar guidelines to help raise the Inner Mission from its present deterioration.

Summary

Throughout the Mission Plan the emphasis is on self-help. A plan produced by MHDC, even if endorsed by the San Francisco City Planning Commission, does not have the power of a plan prepared by a City department or agency and adopted by City commissions and the Board of Supervisors which can have the force of law. The recommendations of an official City plan can be funded by City, State and Federal governments. Thus the Action Agendas of the Mission Plan are important to inform Mission Community groups how they can try to obtain from the government and private sector, physical, programmatic, institutional and economic improvements for themselves and the community of the Inner Mission District.

Self-help is stressed in the Mission Plan partly because Model Cities and other Federal urban improvement programs for low and moderate income neighborhoods may soon be sharply reduced or terminated. However, self-help is also encouraged, by means of Action Agendas, because past experience shows that an urban community improves in many aspects only when the local residents and businessmen become involved and help seek, support and carry out that improvement.

At the request of Mission Housing Development Corporation, the San Francisco City Planning Department staff will study the published Mission Plan and recommend to the City Planning Commission whether to endorse all or some of the policies and actions suggested in the Mission Plan. The City Planning Commission will endorse its

staff's positive recommendations on the Mission Plan only if major Mission Community groups support the plan. Therefore, the more that Mission Community endorsements of the Mission Plan are given, the greater chance the plan has for endorsement by the City Planning Commission and for City help in carrying out the plan's recommendations.

We emphasize again that the Mission Plan only recommends Policies and Actions which Mission Community groups might undertake. The community organizations can change or ignore the Policies and Actions as they see fit. However, the belief here is that these Recommended Policies and Actions will benefit the Mission Community. The text and references of the plan seek to back up that belief.

Since the Mission Plan is only suggestive, MHDC sought maximum possible contribution of ideas for the plan from Mission Community organizations and service agencies, but did not hinge the publication of the plan on the official approval by any one Mission Community groups. The Mission Plan seeks to present the needs, and aspirations of many Mission Community organizations, agencies and individuals and possible ways to fulfill those goals.

GENERAL ACKNOWLEDGMENTS

Mission Housing Development Corporation and those who worked on the Mission Plan would like to acknowledge and thank those who gave needed information and ideas and helped with community review of the plan. Individuals who gave information and ideas for specific parts, are listed in the Chapter Acknowledgments at the end of Book 2 of the Plan.

In the City Government, we thank above all, Mayor Joseph Alioto, for his sponsorship of the NEIZ Survey, and in general, his long-time support for creating and improving Model Cities programs in the Inner Mission. Mr. John Tolan, the Mayor's Deputy for Development, has also helped.

For their part in listening and advising on the NEIZ Plan and community development and housing needs in the Mission, we thank at the Office of Community Development, Mr. Dean Macris, Director, and Mr. Walt Gaby, Assistant Director; at the S. F. Redevelopment Agency, Director Donald Rumsey, Assistant Director Art Evans and Assistant Director for Planning, William Mason; and at the City Planning Department, Director Allan Jacobs.

For their cooperation and support of the Mission Protected Neighborhood Program and other environmental improvements in the Inner Mission, we thank Mr. S. Myron Tatarian, Director of the Department of Public Works, and the San Francisco Board of Supervisors, particularly Dianne Feinstein, President of the Board, and Robert E. Gonzales, Chairperson, Streets and Transportation Committee.

We also thank Mario Herrera, MCO President; Carlos Carrillo, former MCO President, for their cooperation in public discussion of the NEIZ Plan and other elements of the Mission Plan. Among the MCO Committee Chairpersons, we are especially grateful to Mrs. Toby Levine, former Chairperson, MCO Planning Committee, and now President, Mission Planning Council, who has vigorously supported and aided the Mission Plan from its inception. Mrs. Levine is credited in several sections of the Chapter Acknowledgments.

Thanks go to Hal Dunleavy and Associates, former MHDC housing consultants, who carried out the NEIZ Survey and aided MHDC staff in seeking 89 units of subsidized housing for Mission residents.

For advice on and review of several chapters of the Mission Plan, we thank Bill Ruppert, Evaluator, S. F. Model Cities Agency, Doris Alarcon, MHDC Deputy Director; Linda Ferbert, Mission Liaison at the City Planning Department; Ramon Barbieri, Director, Mission Model Neighborhood Corporation; Michael McGill, Associate Director, San Francisco Planning and Urban Renewal Association (SPUR), and Judy Waldhorn, Urban Planner, Urban and Social Systems Division, Stanford Research Institute. Ms. Waldhorn provided valuable information for Chapters I, II, VI and IX.

For their sponsorship and support of the Mission Plan we thank the members of the Board of Directors of Mission Housing Development Corporation: Hiram Delahoussaye, Chairman; Robert Talavera, Vice-Chairman; Jacob Levitan, Treasurer; Anne Gregoric, Secretary; Rev. Louis Gordiany; Joe Del Carlo; Vicente Padilla and former members, Cal Pond, Dennis Murphy and Robert Haas.

For their patient help in typing and proofreading the Mission Plan, we thank Ruth Soto, Olga Retana, and Ada Stack at MHDC. For general encouragement, we thank Joe Escobar, Carmencita De la Cruz and Jose Wheelock (acknowledged in Chapter II), also of the MHDC staff; and Mariano De La Cruz, formerly of MHDC and now at Model Cities Agency.

John W. Bourne,
Executive Director
Mission Housing Development Corporation

DISTRICTS OF SAN FRANCISCO

MISSION MODEL NEIGHBORHOOD
(INNER MISSION DISTRICT)

DISTRICTS OF SAN FRANCISCO

1. Inner Mission
2. Eureka Valley
3. Noe Valley
4. Bernal Heights
5. Potrero Hill
6. South of Market
7. Channel (China Basin)
8. East Waterfront
9. Islais Creek
10. Bayview-Hunter's Point
11. Hunter's Point Shipyard
12. Bayshore-Portola
13. Sunnydale-Visitacion Valley
14. Crocker-Amazon
15. Excelsior
16. Cayuga
17. Diamond Heights
18. Glen Park
19. Mount Davidson
20. Sunnyside
21. a. Monterey
    b. St. Francis Wood
22. Ingleside (Ocean View)
23. Park Merced
24. Lakeshore
25. Forest Hill
26. Parkside
27. Sunset
28. Inner Sunset (Sunset Heights)
29. Twin Peaks
30. Upper Ashbury
31. Haight-Ashbury
32. Richmond
33. Presidio Heights
34. Buenavista Heights
35. Duboce Triangle
36. Western Addition-Fillmore
37. Pacific Heights
38. Marina
39. Russian Hill
40. Nob Hill
41. Civic Center
42. Downtown
43. Chinatown
44. North Beach
45. Telegraph Hill
46. Financial District

MAJOR PARKS, INSTITUTIONS AND LANDMARKS IN SAN FRANCISCO

A. Golden Gate Park
B. Lincoln Park
C. The Presidio
D. Golden Gate Bridge
E. Oakland-Bay Bridge
F. Candlestick Park
G. McLaren Park
H. San Francisco State College
I. Lake Merced Park
J. Mount Davidson
K. Diamond Heights
L. Twin Peaks
M. University of California Medical School
N. Mount Sutro
O. Panhandle (park).

Sources of Map — Districts of San Francisco:

San Francisco Dept. of City Planning, Planning Districts — 1970 Census Tracts, — map.

SPUR, 1967 — map, San Francisco Districts (based on City Planning Dept. information).

Pacific Telephone, San Francisco Telephone Directory, Sept. 1973 — map, Districts of San Francisco.

CHAPTER 1

INTRODUCTION

INNER MISSION DISTRICT HISTORY

1776 - 1974

See Chapter 1, Book 1.

CHAPTER II - HOUSING*

I. INTRODUCTION

The low and moderate income residents of the Inner Mission District encounter great problems in finding standard housing which they can afford to buy or rent and which accommodates their household needs. Inflation, underemployment, higher rents (due in part to BART rapid transit in the Mission and a quickly deteriorating older housing stock, are only a few of the factors narrowing the housing choices of many Inner Mission residents.

At least 14% or 3,044 of Inner Mission housing units need major repairs; 10% of IM housing units lack some basic plumbing; 13% of the units are overcrowded; 84% of the housing was built before 1940. The approximate cost of rehabilitating all Inner Mission housing, would be about $40 million. Only 15% of Mission residents are homeowners. As of 1970, 4,701 or 19% of Mission families were below the Federal poverty level ($4,743 annual income for family of four). In 1972, there were 5,784 welfare cases in the Inner Mission. Inner Mission families which earn less than $5,000 per year, pay 35% of their income for rent. Although about 39,100 IM residents live in families, between 1960 and 1971, the stock of single-family houses decreased by 92 and 2-to-4 unit apartment buildings, favored by families, decreased by 83.

Most new housing built in the Mission in the past 20 years has been more expensive and of smaller unit size than what it replaced. Increased residential density has created more auto traffic and further stretched already meager community services in the Inner Mission District of San Francisco.

This chapter seeks to identify the major housing needs in the Inner Mission in the early 1970s and methods by which those needs might be met.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Housing are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Provide equal opportunities for all present Inner Mission District residents to buy or rent in the neighborhood, standard housing units which meet their household needs and do not cost more than 25% of their adjusted gross incomes. The housing environment of the Inner Mission should be oriented to families and encourage them to stay. Historic housing should be preserved, rehabilitated and restored while new housing should blend aesthetically with the old.

Policies

1. Concentrate on Housing Rehabilitation

Strongly encourage housing rehabilitation with stabilized rents and low-cost homeownership.

* Chapter II - Housing, researched and written by Gregory Montes, MHDC Planner.

Rehabilitiation is of primary importance because it preserves larger family units found more commonly in older buildings; provides the quickest, cheapest source of new standard housing; conserves historic buildings and in general preserves the existing neighborhood density and character.

2. Increase Low and Moderate-Income Homeownership

The firmest source of stability in a residential neighborhood is in owner-occupied housing units. People who own their residences are not at the mercy of rising rents, generally show more interest in their maintenance and soundness and in the improvement of their neighborhood public services and environment. Home ownership for low and moderate income individuals in the Inner Mission, must be provided there through condominiums, cooperatives, low-interest mortgages and whatever other sources can be made available.

3. Stabilize Neighborhood Density

Through rezoning, retain or achieve densities in residential zones which encourage family life and its stabilizing influences; encourage housing rehabilitation and homeownership; reduce traffic dangers and do not overburden the available community services.

Zoning should allow, when necessary, construction of replacement housing units of density and land coverage compatible with the adjacent existing housing.

4. Focus Housing Improvements on the Most Needy Residential Areas

Mission Community groups and residents should work together on programs such as the proposed "Neighborhood Improvement Areas," which could increase housing rehabilitation, low and moderate income homeownership, improved housing maintenance, better community services and historic preservation in the most needy and centrally located residential sections of the Inner Mission District.

5. Guarantee Low or Reasonable Rents

In order to not be forced out of the neighborhood, low and some moderate income households need subsidized rents in new or rehabilitated structures, need controls on various kinds of discrimination, safeguards against arbitrary rent hikes and/or compensation for relocation caused by private actions.

6. Preserve and Increase Family Units

About 10% of Inner Mission family units are overcrowded. Few apartments of 3 or more bedrooms have been built in the Mission in the past 20 years. Family units should receive priority in new construction and older family housing units must be rehabilitated instead of being demolished.

7. Continue to Seek New Subsidized Housing

New housing is needed to reduce overcrowded living conditions in the Inner Mission District and to replace units which are beyond rehabilitation.

However, at present and probably for at least the next three years, new standard housing units can be provided more quickly, less expensivley and usually in a better housing environment, by rehabilitating existing units than by construction of new subsidized housing.

8. Minimizing Housing Relocation and Its Costs

Landlords and the City must help pay for relocation costs caused by not only public but also privately financed demolition and construction.

9. Preserve Historic Housing

The large, unique stock of Victorian housing in the Inner Mission should be preserved for its beauty, history and large supply of ample family units.

10. End Discrimination in Housing

In the Inner Mission, as in all parts of San Francisco, landlords often discriminate against families with children, against single parents, racial and ethnic groups and people of modest finances and certain occupations.

There is a need to ensure that all families and individuals of all races are able to find adequate housing in the Mission.

III. INNER MISSION STATISTICAL VIEW - 1970

A. Population

Table 1. Population - 1970[1]

ETHNIC GROUP	INNER MISSION (IM)		SAN FRANCISCO (SF)	
	NUMBER	%OF TOTAL	NUMBER	%OF TOTAL
Total White	42,104	81%	510,233	71%
Latins	(23,183)	(45%)	101,901	(14%)
Asians	4,948	10%	95,194	13%
Blacks	2,713	5%	95,978	14%
Others	2,105	4%	11,006	2%
TOTALS	51,870	100%	714,411	100%

The Inner Mission District has great ethnic and racial diversity (see Appendix C for details).

As seen above, Latin Americans form the largest single ethnic group but not the majority in the Mission. Inner Mission (IM) Latins include natives of every Latin American country but mainly El Salvador, Nicaragua, Mexico, Puerto Rico, and lately, Cubans.

IM 'whites' include many Irish, Italians and Eastern Europeans (mainly Lithuanians, Russians and Yugoslavs) who did not join the surburban exodus in the 1950's.

Asians include many Filipinos, Chinese and East Indians.

'Others' include Samoans, Arabs and most of San Francisco's Native American Indians.

B. Poverty

Table 2. Families - 1970[2]

INNER MISSION		SAN FRANCISCO	
Low Income (below Poverty line*)	4,701	19%	10%
Moderate Income (Above poverty & below $10,000/yr.)	2,124	41%	37%
Upper Income (Above $10,000/yr.)	4,644	40%	53%
	11,469	100%	100%

*Federal Poverty Level - 1969 - Approximately $3,743 for family of 4.

As of 1970, there was considerable but not overwhelming poverty in the Inner Mission with 19% of families in poverty.

Table 3. Unemployment and Welfare

1970	Unemployment (in Civilian Labor Force)[3]	
IM	2,103	9.6% of IM
SF	21,764	6.4% of SF

Table 4.

1972	Welfare Cases	(Some cases represent whole[4] families or couples)
IM	5,784	
SF	54,616	

The Inner Mission has 7% of San Francisco's population but 10% of its unemployment and 9.4% of its welfare cases.

C. Housing.

Table 5. Inner Mission - 1970[5]

Building Types	Housing Units	
In 5 - or - more units	10,465	48%
In 2 - to - 4 units (flats)	8,192	38%
In single-family homes	3,159	14%
TOTAL	21,816	100%

Almost the majority or 48% of IM housing units are in apartment buildings of 5 or more units.

Also there are 2,907 hotel rooms in the Inner Mission.[6] Many hotel rooms provide cheap, although often substandard housing for singles and newly arrived families in the Mission.

D. Subsidized Housing

By Federal guidelines one should not pay more than 25% of one's annual adjusted gross income for housing.[7] In 1970, 8,932 IM households, equal to about 22,250 people or 43% of IM population, paid more than 25% of their income for housing.[8] Technically those 22,250 people were eligible for subsidized housing.

At present, 973 of those 8,932 households have received subsidized housing.

Table 6. Inner Mission Subsidized Housing - 1973[8a]

Program	Type Family	Elderly	Total
Public Housing-Conventional	454	92	546
Public Housing - Leased "Section 23"	?	80	80
Moderate Income- "Section 236"	50*	297**	347
TOTALS	504	469	973

The IM contains 626 public housing units or about 8% of the 7,716 or so conventional and leased public housing units in San Francisco.[8b] Thus, the IM, with 7% of the City's population, contains somewhat more than its share of public housing.

IV. PRIORITY NEEDS AND IMPROVEMENT METHODS

Pending State and Federal Housing Bills

Several housing and community development bills are pending before the State and Federal Legislatures. See Chapter IX - General Implementation and Appendices C and D of Chapter IX for discussion and description of those bills which could perhaps benefit Inner Mission low and moderate income housing in terms of rehabilitation, homeownership, lower rents and new housing.

I. HOUSING REHABILITATION

A. Need

So far, no detailed survey of housing condition has been carried out in the Inner Mission and for that matter, in most parts of San Francisco. The City Planning Department is now preparing to undertake such a survey but it will not be completed for at least another two and a half years.

In the meanwhile, the need for housing rehabilitation in the Inner Mission, both of the subsidized and market-rate types, can only be generally estimated.

In January, 1972, the Stanford Community Development Study (CDS) did a visual, windshield survey of exterior IM housing conditions and concluded the following.

*Construction imminent.
**Construction imminent for 39 of 297 units.

Table 7. Inner Mission Housing Condition - 1972[9]

Housing Units*	%	Repairs Needed
3,044	14%	Major
14,170	65%	Minor
4,571	21%	None
TOTAL 21,785	100%	

* Excluding hotel rooms

Thus about 17,200 or 80% of IM housing units needed repairs to some degree.

Following is a similar statistic.

Table 8. Age of IM Housing[10]

Year Built	% of total IM Housing Units
Before 1940	84%
Before 1950	92%

Other statistics indicate the poorer condition of IM housing in comparison to average SF housing units.

Table 9. Overcrowded Housing Units* - 1970[11]

IM	13%
SF	7%

* Overcrowded = 1.01+ persons/room

Table 10.[12]

1970	Housing units Without All Plumbing
IM	10%
SF	3%

Most IM housing was built before 1950 and thus is mainly built of wood and stucco. The wet San Francisco climate induces termite and dry rot damage. Until recently most Inner Mission housing was sold 'as is' without termite reports and repairs.

Since 1969, the Division of Apartment Hotel Inspection (DAHI) within the Bureau of Building Inspection in the Department of Public Works (see Appendix D, Chapter VI), has operated a Systematic Code Enforcement (SCEP) to make owners of multifamily buildings (with 3 or more units) and rental housing, either repair or demolish their structures. DAHI classifies buildings as Priority 1, 2 or 3, according to the seriousness of code violations, with Priority A most serious.

Each year DAHI requires repairs on the 1,000 buildings in worst condition in San Francisco.

Table 11.

1971 - DAHI Inner Mission Jurisdiction[13]

Apartment Buildings with 3 or more units	Housing Units	Hotel Rooms
2,104	12,283	2,907

Table 12.

DAHI Priority 1 Buildings - Inner Mission - 1971[13a]

Code Violations	Buildings
Illegal Occupancy	105
Without adequate exits	75
Total	180

All of the 2,104 Inner Mission apartment buildings under DAHI jurisdiction had code violations of some sort in 1971.

Table 13.

Inner Mission Code Violations Apartment Buildings - 1971[14]

Code Violation	Buildings	Percent
Electrical	682	32%
Health Hazard	382	18%
Fire Hazard	360	17%
Illegal Occupancy	105	5%
Plumbing	86	4%
Other	489	24%
Total	2,104	100%

Inner Mission Housing Rehabilitation Cost

It is difficult to estimate the total housing rehabilitation cost and average unit cost for the Inner Mission

Mission Housing Development Corporation has found the following average rehabilitation cost per unit.

Table 14.

MHDC Average Rehab Costs Per Housing Unit - 1971-73.[15]
(Excluding Condominium Units)

Types of Repairs	Costs
Roof	$ 800
Electrical	$1,300
Plumbing	$ 700
Back Porch	$1,100
Paint: Interior	$ 600
Exterior	$1,200
Total per unit: Approximately	$5,600

However, not all IM housing would need low-interest rehabilitation loans and processing such as MHDC provides.

The FACE (Federally Assisted Code Enforcement Program) provides some statistics on the overall housing rehabilitation costs for neighborhoods similar to the Inner Mission where both subsidized and market rate rehabilitation have taken place.

The last three FACE areas, Bernal Heights, Duboce Triangle and Alamo Square, showed the following costs.

Table 15.

Average Rehab Cost/Housing Unit in FACE Areas 5 - 7. Through June 30, 1973.[16]

Federally Financed	Privately Financed	Overall
$4,500	$700	$2,500

Only 16% of the total rehabilitation costs in FACE areas 5 - 7 were privately financed.[17] FACE areas in Bernal Heights and Duboce Triangle are adjacent to the Inner Mission.

Thus, the Inner Mission housing rehabilitationcosts can be estimated roughly as follows:

Approximately 17,600 or 80% of IM housing units need some rehabilitation. (see Table 7).

17,600 X $2,500/units = $44,000,000.

Plus: 2,907 IM hotel rooms.

2,907 x approximately $1,000 rehab cost/hotel room = $2,907,000

Approximate total Inner Mission Housing Rehabilitation Cost:

$44,000,000 - housing units
2,907,000 - hotel rooms
$46,907,000 - Total

Approximate Public Financing Required	Approximate Private Financing Required
(84% of Above Total) $39,403,000	(16% of Above Total) $7,504,000

Therefore, in 1973 the required publicly, financed, subsidized housing rehabilitation in the Inner Mission would cost about:

$40,000,000

That is to say that some $40 million is needed in low-interest bank loans and government loans and grants to rehabilitate all housing in the Inner Mission.

Since the subsidized rehabilitation of housing needed in the Inner Mission would cost at least $40 million, the district needs as soon as possible, a $20 million low-interest rehab fund, of the RAP type, which could be administered by MHDC solely forthe Inner Mission. The $20 million fund, to be concentrated on the Inner Mission, would only begin to solve the subsidized rehabilitation need in the Inner Mission. If the serious problem is not attacked soon and with considerable force, San Francisco stands to lose in the Inner Mission, an irreplaceable large stock of historic, Victorian and early 20thcentury housing which provides relatively inexpensive large units for low and moderate-income families.

B. Improvement Methods

At present, one of the main financial aids for housing rehabilitation available to low and moderate income homeowners in the Inner Mission is:

a. Mission Housing Development Corporation

Since September, 1971, when MHDC began, it has given housing rehabilitation assistance to some 450 IM residents in terms of technical advice, referrals and packaging and administering grants and loans.

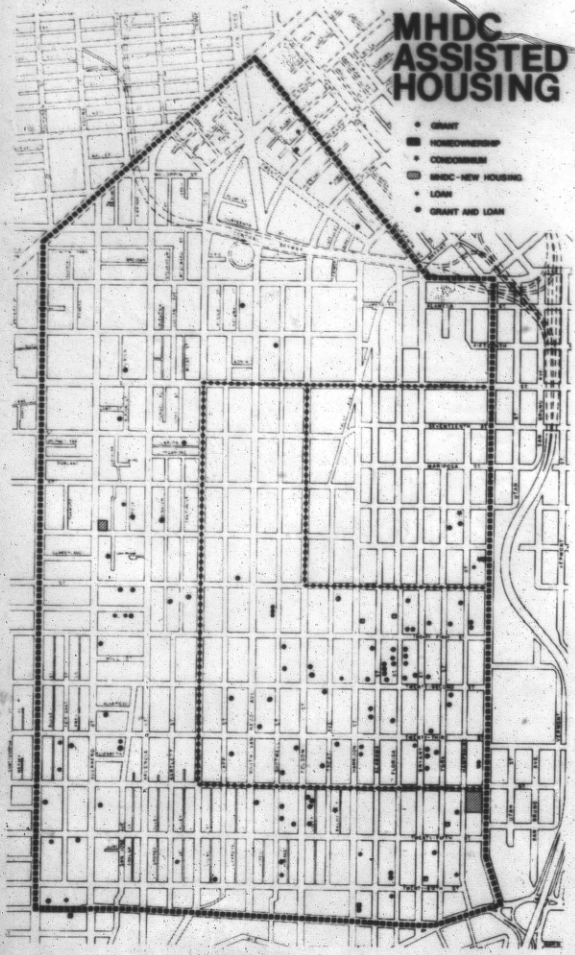
MHDC
ASSISTED
HOUSING
GRANT
HOMEOWNERSHIP
CONDOMINIUM
MHDC - NEW HOUSING
LOAN
GRANT AND LOAN

Fig. 6

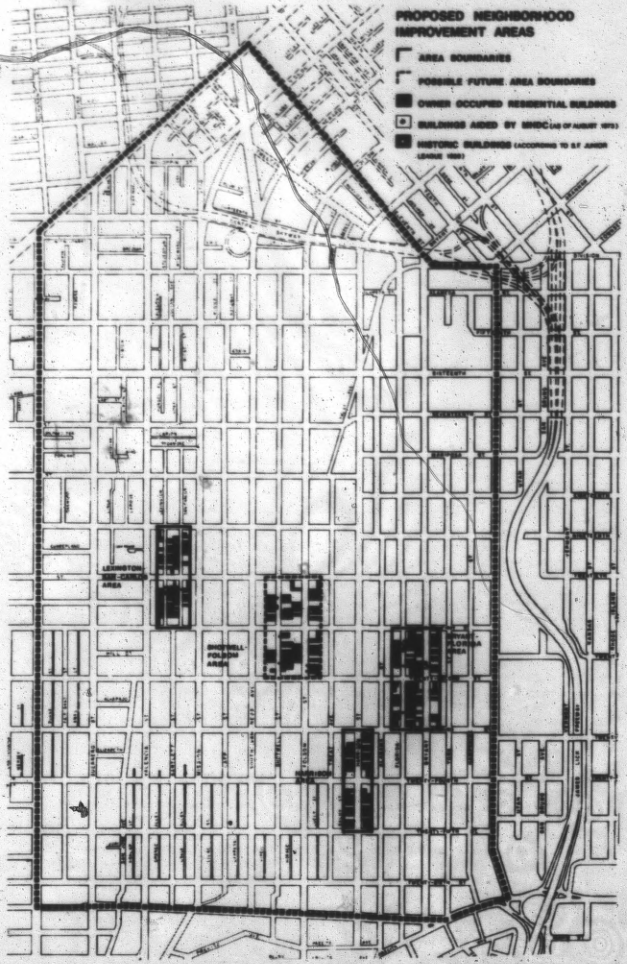
PROPOSED NEIGHBORHOOD
IMPROVEMENT AREAS
AREA BOUNDARIES
POSSIBLE FUTURE AREA BOUNDARIES
OWNER OCCUPIED RESIDENTIAL BUILDINGS
BUILDINGS AIDED BY MHDC
HISTORIC BUILDINGS

Fig. 7

Table 16.

MHDC Rehabilitation Assistance - 9/71 - 10/73[18]

Type of Aid	Applicants Qualified	Amount
Flat Grants	40	$115,710
Incentive Grants	41	$ 65,147
Interest Subsidies	7	$ 2,786
Total Grants	88	$183,643
Crocker Bank Loans (began Nov. 1972)		
Loan Sponsorship	34	$120,080
Through Bank Loans	4	$ 12,390
Total Loans	38	$132,470

Table 17.

MHDC-Aided Structures - 1971-73[18a]

104 Buildings
180 Housing Units

Loans.

Using $150,000 of MHDC funds, the MCO Community Maintenance Committee and MHDC obtained commitment of ('leveraged') $1,500,000 in low-interest (7% simple interest), 10-year rehabilitation loans for IM housing, from the Crocker National Bank in San Francisco. The loans, administered by MHDC, go up to $10,000 for single family homes and up to $5,000 per unit for buildings with two or more housing units. MHDC has given lonas for up to 8-unit buildings and is willing to consider larger ones. However, few Inner Mission apartment buildings of before 1950 have more than 10 units. MHDC can also consider rehab loans for Inner Mission hotels especially if many of the occupants are long-term residents.

For rehab loan applicants within Federal low-income guidelines, there is an interest subsidy from MHDC funds to reduce annual interest to 3% or less. For those receiving only the rehab loan, without interest subsidy, there are no income limits.

Absentee landlords who own housing in the Inner Mission can receive MHDC rehabilitation loans if they agree beforehand in writing to stabilize rents.

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Table 18.

MHDC Rehab Funds Available - Dec. 1973.[19]

Crocker Loans	Interest Subsidies	Total
$1,500,000	$43,138	$1,543,138
- 120,000	- 2,186	-$ 122,266
$1,379,920	$40,952	$1,420,872

Although MHDC has helped rehabilitate many housing units in the Inner Mission (see fig.6) the rehab loan fund is going somewhat slowly, mainly because of national economic conditions which discourage low and moderate-income homeowners from assuming extra financial obligations.

In early Spring, 1974, MHDC will mount an intensive publicity campaign throughout the Inner Mission to encourage homeowners to use the rehabilitation loan fund.

Inner Mission residents need a rehabilitation loan fund at a lower interest rate than the 7% of the Crocker loans.

b. Rehabilitation Assistance Program (RAP)

Recently the Board of Supervisors and voters approved RAP by which a commercial bank (the Bank of America) has offered to provide $20 million in low-interest housing rehabilitation loans for 20 to 30 years at approximately 4.5% simple interest. The bank will loan to the City which will then reloan the money, at about 1% higher to cover administrative costs and defaults. RAP will pay up to $300 per household for costs of moving caused by rehabilitation work.

RAP will first aim to complete the FACE housing rehabilitation areas left unfinished because of President Nixon's suspension of HUD programs and impoundment of FACE funds authorized by Congress. The FACE areas in San Francisco are in the following neighborhoods: Alamo Square, Bernal Heights, Duboce Triangle, Haight-Ashbury and Inner Richmond. After those areas, Chinatown will also receive rehabilitation.

The Inner Mission has many deteriorated housing units, many low and moderate-income families and more historic buildings than any of the above-named areas. The Inner Mission urgently needs RAP.

Future RAP areas will be recommended by the City Planning Department staff, Director and then Commission and then by the Chief Administrative Officer (CAO) for consideration by the Board of Supervisors. The CAO will be responsible for the program.

For all of the RAP areas designated so far, the FACE Division of the Department of Public Works will administer the rehabilitation loans.

However, it seems that Mission Housing Development Corporation could assume administrative responsibility for RAP in the Inner Mission if it became a designated area. MHDC, located in the Inner Mission, has:

*An operating staff and office which could reduce program start-ups delays.

*Experience with procedures for packaging and administering rehab-bank loans, home mortgages and rent stabilization agreements in the context of Federal subsidized housing programs.

*Staff experience in inspecting structures, wiring and plumbing of houses.

*Familiarity with Inner Mission contractors, real estate agents, housing stock, rehab and building costs.

*Awareness of improvements for housing and housing environment, planned by public agencies and some private groups, for the Inner Mission and urban improvements sought by Mission Community groups.

RAP could be brought to the Inner Mission more cheaply and quickly than elsewhere if it were entrusted there to MHDC administration.

c. S.F. Public Housing Authority (PHA).

The two public housing projects for families in the Inner Mission, Valencia Gardens (246 units) at 15th and Valencia and Bernal Dwellings (208 units) at 26th and Folsom are both in serious disrepair, are built like military barracks and provide poor living environments.

Since 1969, PHA has operated a 5-year, $20 million program to modernize appliances, kitchens, doors and roofs in older public housing projects. All of the funds have been committed and none were for Inner Mission projects.

Eventually, as planned in Hunter's Point, the two worst Mission housing projects should be demolished or converted to cooperatives. If demolition is carried out, the replacement housing should be on scattered sites and mixed with moderate income and, if possible, market-rate housing.

Until then, Valencia Gardens and Bernal Dwellings should receive top priority for any future modernization and rehabilitation funds received by S.F. Public Housing Authority.

2. HOME OWNERSHIP

A. Need.

Housing rehabilitation in the Inner Mission must be combined with increased home ownership for low and moderate-income households to truly stabilize the neighborhood and allow more people to escape rising, inflationary rents.

Table 19.

Home Ownership[20]

1970	IM	S.F.	U.S.A.
Owner-Occupied Housing Units	2,947	97,036	n.a.
%	14%	33%	66%

To bring the Mission up to par with San Francisco, from 14% to 33%, the number of Inner Mission Owner-occupied units would have to be increased by 4,243 from 2,947 to 7,190.

Although the Mission homeownership rate is low, about 2/3ds of IM buildings have at least one resident homeowner since many landlords own several units. However, the 2/3ds figure is undependable because it is based on the Assessor's Tax Exemption Tapes which are inaccurate because many absentee owners state that they live in buildings where they do not, in order to get the tax break for resident homeowners. Nonetheless, in perhaps as many as 1/2 of IM buildings, there is a resident owner.

B. Improvement Methods.

At present, only one aid to low and moderate-income home ownership exists in the Inner Mission and that is:

a. Mission Housing Development Corporation

*Homeownership Loans.

Using $100,000 of MHDC funds, the MCO Community Maintenance Committee and MHDC obtained $500,000 in homeownership loans from SAMCO (Savings Associations Mortgage Company). The low-interest loans, for up to 30 years, are at 7-1/4% or the current prime rate. For low-income applicants there are downpayment grants. Applicants can, and sometimes are required to, depending on the building's condition, apply for both the Homeownership and Rehabilitation loans. The applicant is encouraged to find his own house to buy. MHDC ascertains, before acquisition of the building, the applicant's housing needs and ability to pay. MHDC explains to applicants, purchase procedures, monthly payments, taxes, utilities and property maintenance.

Down payment grants, not to exceed $1,500 or 50% of the downpayment, are available to applicants who have low income and/or who pay more than 25% of gross income for housing.

As of October, 1973, nine H.O. loans worth $280,950, were approved by SAMCO and five down payment grants, totally worth $7,000 had been approved by MHDC. Rehab loans, totalling $6,867, were given for three homeownership cases.

The problem is to find single family homes in the Mission District at prices which low and moderate-income residents can afford.

Because of national economic problems and the tightening of money credit, the SAMCO interest rate on homeownership loans has risen to about 9-3/4%. No low-income people and few of moderate-income can afford that high rate.

*Condominiums

In order to provide more homeownership opportunities for low and moderate-income Inner Mission residents, MHDC recently began a condominium program. MHDC bought, with Model Cities Seed Money, four buildings with a total of 19 units. The Corporation is rehabilitating them and will soon sell the apartment units as individual homes. In condominiums, each resident owns a part of the building and the land on which it stands. Present residents of the apartments have priority in applying to buy them. The first units will probably be sold in early 1974. Each condominium unit will cost an average of $19,000 and with an average downpayment of $3,000, the monthly mortgage payments will be about $175 per month over 30 years. Down payment grants will be available for qualified low-income applicants. Homeownership counseling is provided.

MHDC views the Condominiums program as a good method to both rehabilitate many multi-unit, frequently historic buildings, in the Inner Mission and to provide relatively inexpensive homeownership for low and moderate-income families. However, as the Condominium Program is only beginning, MHDC is not sure yet of what its ultimate success will be.

*"Used House" Program

Similar to what the S.F. Public Housing Authority has done, MHDC recently bought a single-family house, rehabilitated it, and sold it to a low-income buyer in the Inner Mission. MHDC absorbed most of the rehabilitation costs with rehab grant money. It is hoped that the "Used House" Program can be extended in future months.

*Cooperatives

MHDC hopes to convert its soon-to-be-built, subsidized family apartment building, Betel, into a cooperative not long after it is constructed. In cooperatives, residents buy proportionate shares in a corporation which manages the building. Cooperatives allow people to pay rent towards homeownership and usually cause residents to feel a greater stake in the maintenance and safety of the building. If MHDC packages and builds more subsidized apartment buildings for families, ranging anywhere from 10 to 50 units, it hopes to convert them to cooperatives or condominiums.

There are other possibilities for increasing low and moderate income home ownership in the Inner Mission but they provide few immediate prospects.

c. HUD - Section 235 Homeownership Program

The Section 235 subsidized homeownership program is ineffective in San Francisco because of the extremely low limits on allowed purchase price: $21,500 for a 3-bedroom home and $24,000 for a 4-bedroom home. However, in the near future, some low-income buyer may be able to use Section 235 homeowenrship to purchase MHDC condominium units.

Recently, MHDC made some office space available for the San Francisco Development Fund which is sponsored by the Ford Foundation and which administers the Section 235 Program in the San Francisco Bay Area.

d. Proposed City-Sponsored Homeownership Program

The S.F. Fair Housing Planning Committee has recommended:[21]

*That a City agency advise individuals wanting to convert buildings to condominiums and cooperatives.

*Establishment of a City-wide, non-profit corporation to help low and moderate income tenants in the technical and financial procedures of buying homes in a cooperative. MHDC, if funded by the City, could carry out the above two functions in the Inner Mission.

For moderate and middle income IM residents, market-rate homeownership might be made available and feasible under several conditions.

*Commercial banks, savings and loan associations, and insurance companies would have to be persuaded to stop "red-lining" or denying market-rate mortgages and insurance for the Inner Missison as they have recently been persuaded to do in the Haight-Ashbury.

*Improvement of the national economic situation and reduction of the prime interest bank loan rate.

*General improvement and stabilization of the IM housing environment with increased community services.

*Increased employment and economic development (see Chapter VIII) for IM residents so they can better afford homeownership loans.

3. STABLE NEIGHBORHOOD DENSITY

See Chapter VI - Urban Environment, for the need in the Inner Mission to down-zone residential density in the district.

4. CONCENTRATED IMPROVEMENT OF RESIDENTIAL AREAS

A. Need

The other sections of this Chapter document the need for substantial improvements in the Inner Mission in housing rehabilitation, homeownership, lower rents and new housing, particularly to benefit low and moderate income residents of the district. Other chapters of the Mission Plan demonstrate the need to greatly improve the housing environment and community services in the Inner Mission.

B. Improvement Methods

a. Proposed Neighborhood Improvement Areas (NIA's)

MHDC staff and consultants have recently proposed 4 Inner Mission residential areas for concentrated neighborhood improvement efforts. (see figure 7 and Appendix A for statistics, advantages and disadvantages of each proposed NIA)

Work on 3 of the proposed NIA's could begin in 1974 and the fourth one in 1975. Tow of the proposed Neighborhood Improvement Areas contain streets to be improved in 1974 through the Mission Protected Neighborhood Program.

MHDC would concentrate in those areas, its publicity on and aid with its program in homeownership, condominiums, cooperatives and, if vacant land and funds are available, new housing.

Perhaps other Mission Model Cities corporations and other Mission Community Organizations and agencies could increase their efforts in those areas in terms of employment, childcare and citizens participation.

The four proposed NIA's have been chosen for their strategic locations in the most needy residential sections of the Inner Mission. The thought is that physical and economic improvement of those areas could provide the care for overall residential neighborhood conservation and increased stability in the Inner Mission.

5. LOW RENTS

A. Need

Inner Mission residents generally pay less rent than the average San Franciscan, but they usually do it on less income and pay for poorer housing and poorer housing environment.

Table 20.

1970	Average Rent[22]
IM	$105 monthly
SF	$135 montly

Table 21.

1970	Average Family Income[23]
IM	$ 8,288 per year
SF	$12,507 per year

Table 22.

1970	Average Size of IM Housing Units[24]
Rented	4.9 Rooms
Owner Occupied	3.3 Rooms

Table 23.

1970	Renter-Occupied Units as % of Total Housing Units[25]
IM	81%
SF	67%

Table 24.
Rent as % of Income - 1970[26]

	Household Income Less than $5,000	Income $5,000-$9,999	$10,000-$14,999	$15,000 or more
IM	35%	21%	13%	10%
SF	35%	24%	16%	12%

Poorer people, in both the Inner Mission and San Francisco, pay a much larger percentage of their income for rent than do more prosperous individuals. Thus the poor are much more threatened by inflation and rent increases which cut deeply into the relatively small amount which they have left, after paying rent, for food, clothing and medical expenses.

Although IM and SF renters in each income bracket pay about the amount for rent, there are many more low income people in the IM than in San Francisco.

Table 25.
Annual Family Income - 1969[27]

	$0-$3,999	$6,000-$9,999	$10,000-$14,999	$15,000 or more
IM	24% (of all IM families)	30%	21%	11%
SF	13% (of all SF families)	24%	26%	27%

And most poor IM residents are renters instead of homeowners.

Table 26.
Poverty Level Households - 1970[28]

	Homeowners	Renters
IM	4%	96%
SF	17%	83%

There is a clear need in the Inner Mission for rehabilitation of housing units but with rent stabilization. MHDC requires rehab loan recipients, who rent units, to sign rent stabilization agreements. The borrowers agree to not raise rent above the amount needed to cover the rehab cost and cost of living increases.

The main activity of the MCO Housing Committee has been to help tenants obtain stable rents. At any one time, the Committee has about 20 to 30 cases before it. Many negotiations have gained favorable results for tenants.

B. Improvement Methods

a. Rent Grievance Board

In its report of October, 1973, the S.F. Fair Housing Planning Committee set up a year before by the S.F. Board of Supervisors, recommends that a City-wide Rent Grievance Board be formed. The Board could:

*Respond to tenants' complaints by upholding rent increases, ordering full or partial rent rollbacks and/or imposing penalties on landlords.

*Inform, and require realtors and landlords to inform potential tenants about previous rents.

*Establish "fair-rent" guidelines throughout San Francisco, based on sizes, types, conditions and locations of housing units and in line with the cost-of-living index; cost of repairs required by code and normal mortgage financing.

*Protect protesting tenants against retaliatory evictions by landlords.[29]

b. State Landlord-Tenant Law and City Housing Court

The FHPC does not recommend setting up a Housing Court until the State passes a more equitable landlord-tenant law.[30] Also a comprehensive rent control ordinance for San Francisco is not recommended until public and State legislative support increases considerably for such a measure.

c. Increased Low and Moderate-Income Homeownership

See above for possibilities on increasing low and moderate income homeownership which could allow more IM residents to escape the inflationary spiral of paying rents.

d. Section 23 Leased Public Housing

Low-income families and individuals can apply to the S.F.Public Housing Authority for low-rent housing units.

Section 23 leased housing, like all HUD programs, has been slowed down in the past year by Federal suspensions and funding reductions. HUD wants to modify the Section 23 program to make it more similar to the presently experimented housing allowance or direct cash payment to the low-income individuals for their housing needs.

There are two basic forms of Section 23 leased housing:

*"Resident" - tenant asks PHA to lease his current apartment to him at reduced rent.

*"Finders-Keepers" - tenant finds a unit and gets PHA to lease it for him.

S.F. PHA leases about 800 units in San Francisco of which 80, all for the elderly, are in several buildings in the Inner Mission.

The Section 23 leasing program, in both its "Resident" and "Finders-Keepers" versions, has been the most popular in San Francisco with tenants, landlords (who receive some free insurance and maintenance) and the PHA. In leased public housing, tenants can live in an apartment building of their choice, with neighbors not in public housing and without the social stigma and crime associated with public housing projects. Only up to 30% of units in one building can be leased for public housing. Usually no more than 10% are leased by PHA. Section 23 involves less per unit cost than any other kind of public housing and does not require many public hearings.

Section 23 leasing has been cut back in San Francisco by HUD.

e. Low-Rent Housing Units in Market-Rate Developments

The City could encourage the unsubsidized housing market to provide a certain percentage of low rent units throughout San Francisco

The Fair Housing Planning Committee recommended that:

> "...the Board of Supervisors adopts a policy offering a series of development incentives to housing developments of 50 units or more, whose owners, developers and sponsors agree to make available a certain proportion of the dwelling units over a certain period of time at rentals and prices which low and moderate-income persons can afford. However, if a developer does not voluntarily enter the incentive program, then a mandatory percentage allocation of low and moderate-income units would be required." 32

The incentives to developers would include "variances", or favorable allowances by the City Planning Commission and Board of Supervisors, in terms of maximum floor space, land coverage, height limits, amount of off-street parking, setback requirements, tax incentives and financing assistance.

Mission Community groups should support the FHPC low rent incentives-mandate proposal. However, the community and the City should be vigilant that the allowed variances, especially in height limits and land coverage, do not disrupt existig residential neighborhoods which the community seeks to stabilize.

6. FAMILY UNITS

A. Need

The majority, 76% or about 39,100, of IM residents live in families.32a These people have to face the overcrowded and substandard housing conditions mentioned earlier.

Most of the IM housing units built in the last decade have been small studios or 1-bedrooms and in large buildings. The following table shows that the Inner Mission has lost single-family homes and 2-4 unit buildings which usually contain family apartment units. On the other hand, San Francisco as a whole has gained both family and smaller units.

Table 27.
Housing Stock - Net Change* - 1960-1971 [33]

Number of Units By Building Types	IM	SF
Single Family	-92	+2,063
2-4 Unit Buildings	-83	+ 855
5 - or - more Unit Buildings	+661	+19,367
Total Units	+486	+22,285

*Net change = New construction minus demolition.

Table 28.

1960-72	Increase of Housing Units	Units Demolished[34]
IM	2%	3%
SF	9%	2%

IM population contains a considerably larger porportion of children than does the City as a whole, thus indicating a larger presence of families and the need for larger flats in the neighborhood.

Table 29.

1970	Population under age 18 [35]
IM	30%
SF	23.8%

B. Improvement Methods

a. MHDC See Homeownership and New Housing Sections.

b. Needed City and State Laws

The City Planning Department's Housing Survey of 1969 showed that 66% of all San Francisco apartment buildings prohibit families with children.[36]

The Fair Housing Planning Committee recommends that the Mayor and Board of Supervisors pass a City ordinance and see State legislation which would prohibit owners of residential property from discriminating against households with children, while not overcrowding units and not enfringing on buildings specifically designed for the elderly.

Previously discussed FHPC recommendations on rent stabilization and City-wide provision of low rent units would greatly help provide more low and moderate income family housing.

7. NEW HOUSING

A. Need

Although new subsidized housing is not recommended as the highest priority for the Mission Community until housing rehabilitation and home ownership have increased substantially, there is a need for replacement housing, especially for low and moderate income families. Also there is some vacant or poorly used land in the Inner Mission which could provide new housing opportunities.

New market-rate and subsidized housing units are needed in the Inner Mission for several reasons:

*Overcrowded Housing Units. See Table 9.

*IM Housing Stock Change, 1960-72 and 1970. See Tables 5 and 27.

*High Rents. See Tables 20, 21, 24 and 25.

About 2,772 IM housing units are overcrowded. Phase I of the NEIZ Plan (Chapter VII) and scattered sites throughout the Inner Mission could provide about 2,400 units of which about 800 might be subsidized for low and moderate income occupants. As we see, at least 370 more housing units would be needed to end the potential for overcrowdedness.

The estimated 14% of IM housing units which needed major repairs as of 1972, would certainly contain some units beyond the point of rehabilitation. Several units are destroyed by fire each year. Of the 35 units demolished in the Inner Mission in 1970, 7 were single family homes and 22 were 2-4 unit buildings which usually contain larger family apartment units.[37]

In late 1973, and perhaps for another year or more, it seems that there will be few sources of subsidized housing construction.

If income improves among IM residents (see Chapter VIII), and if market-rate housing construction increases in the Mission, more IM residents might be able to move into market-rate housing in the district.

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B. Improvement Methods

a. MHDC

At present MHDC is the only agency in the Mission which will soon provide new subsidized housing in the neighborhood.

On January 5, 1973, MHDC received preliminary approval from HUD for 50 units of Section 236 low and moderate-income family housing and 39 units of elderly apartments. The HUD 236 program of Federally subsidized reduced interest rates on payment of construction costs, causes reduced rents in the units. MHDC used $100,000 of its Seed Money to diminish land costs at Betel and thus further reduce rents. The family housing, Apartmentos Betel, at 24th and Potrero, should begin construction in 1974, and be finished about 9 to 12 months later. The elderly units, Apartamentos de la Esperanza, at 19th and Guerrero, will probably be started in 1974, and be completed about 6 to 9 months afterward. Several temporary suspensions of FHA-HUD authority have slowed the processing of the final drawings and approval.

At present, the following rents (including utilities) are expected.

Apartamentos Betel -	2-bedroom	(28 units)	- $172/month
	3-bedroom	(18 units)	- $198/month
	4-bedroom	(4 units)	- $224/month
Apartamentos de la Esperanza	Studios	(27 units)	- $ 95/month
	1-bedroom	(12 units)	- $113/month

When the present housing moratorium ends or a new Housing-Community Development Act is passed by Congress, MHDC will apply for subsidized housing on several other Inner Mission locations, both in scattered, small sites and in the south end (Phase I) of the North-east Industrial Zone. (see figure 29a and Chapter VII)

b. Subsidized Housing in Market-Rate Developments

See above the proposal to establish a City policy to encourage owners and developers of existing and new apartment buildings of 50 units or more to make available a certain proportion of units at low and moderate income rents. The City would want to avoid concentrating too many poor tenants in one building, in order not to create the disruptive social environment of public housing projects.

c. City Land Bank

The high price of land in San Francisco prevents construction of new, low and moderate income housing except in deteriorated areas. the Fair Housing Planning Committee recommended that the Mayor and Board of Supervisors adopt an ordinance to establish a Land Bank of all public land and air rights over it in San Francisco.[38] Non-recreational land could be sold or leased by one City department or agency to another or to limited-divided or non-profit corporations, such as MHDC, agreeing to build low and moderate-income housing there.

8. MINIMAL HOUSING RELOCATION

A. Need

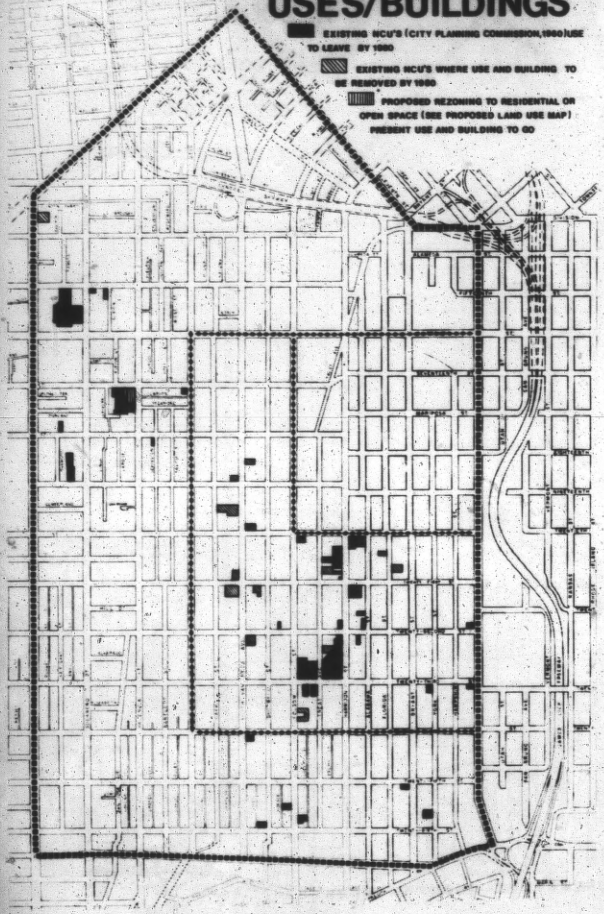
Inner Mission residents have seen the extensive, sometimes unpaid, relocation which was required in the Western Addition and South of Market Districts over the past 10 years as the S.F. Redevelopment Agency cleared and rebuilt large areas. IM community groups want SFRA activities in the Mission to cause no relocation of present residents.

NONCONFORMING USES/BUILDINGS

EXISTING NCU'S (CITY PLANNING COMMISSION, 1960) USE TO LEAVE BY 1980

EXISTING NCU'S WHERE USE AND BUILDING TO BE REMOVED BY 1980

PROPOSED REZONING TO RESIDENTIAL OR OPEN SPACE (SEE PROPOSED LAND USE MAP) PRESENT USE AND BUILDING TO GO

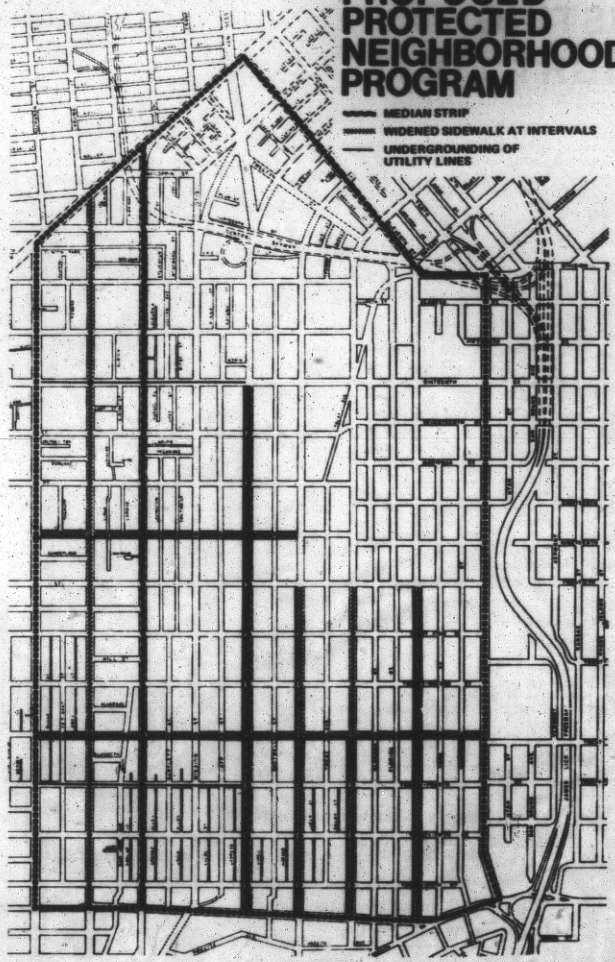


PROPOSED PROTECTED NEIGHBORHOOD PROGRAM

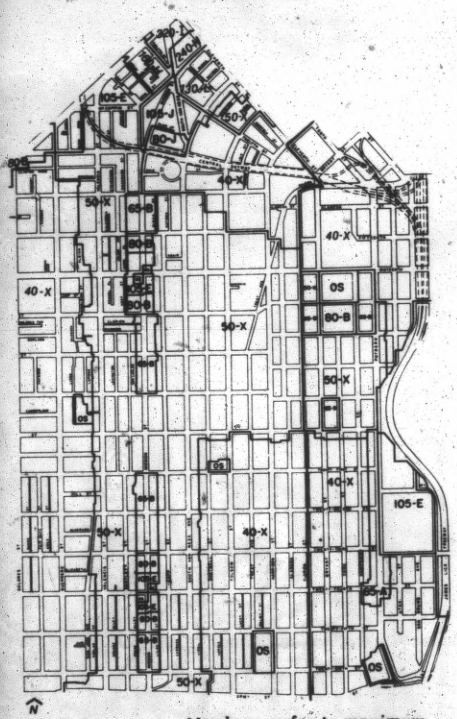
MEDIAN STRIP

WIDENED SIDEWALK AT INTERVALS

UNDERGROUNDING OF UTILITY LINES



EXISTING HEIGHT LIMITS



Numbers refer to maximum height limits for new construction

Letters refer to maximum bulk, or lot coverage, for new construction

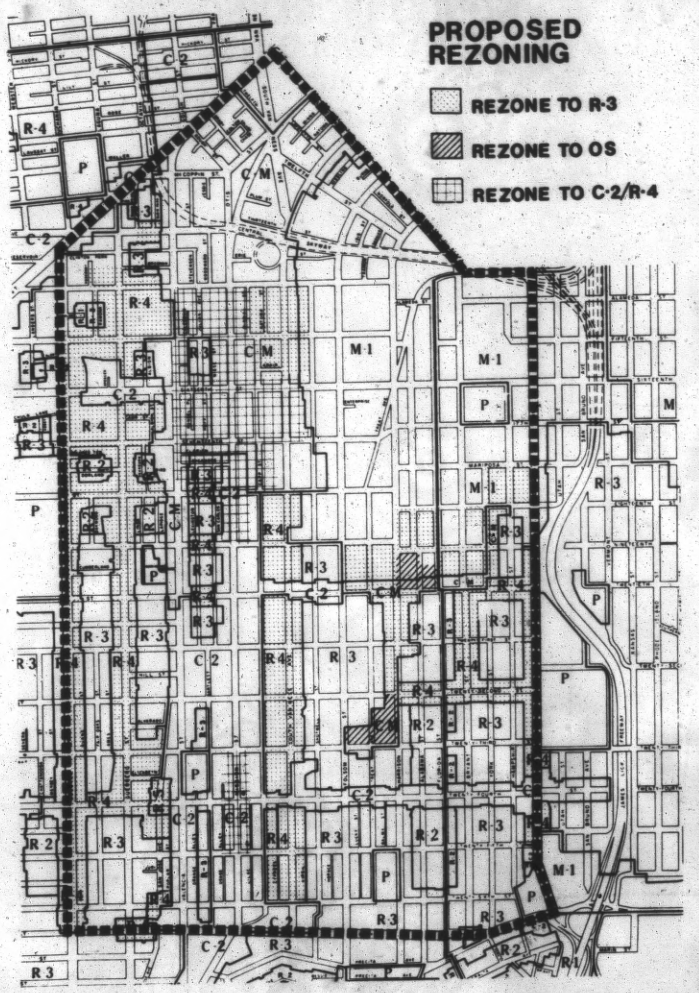
1 story or floor - approximately 10 feet

PROPOSED REZONING

REZONE TO R-3

REZONE TO OS

REZONE TO C-2/R-4



IM residents also fear relocation which could be caused by new privately financed commercial-residential developments along Mission Street. Residential and commercial relocation caused by private or non-Federal government development, unlike that caused by the federally aided Redevelopment Agency, is not assisted with public money.

B. Improvement Methods

a. Rehabilitation

The highest priority recommended in this Housing chapter of the Mission Plan is housing rehabilitation which minimizes relocation of residents.

b. Subsidized/Market-Rate Developments

A clause should be included in the proposed City policy on subsidized/market-rate developments that low and moderate-income individuals who lived on the site of the new apartment building should have priority for the less expensive units in the new structure.

c. MHDC Condominium Program

Up to $4,000 per household from the City's Central Relocation Service (CRS) can be combined with downpayment grants to help displaced low and moderate-income individuals buy condomium housing units.

d. S.F. Central Relocation Service

The Fair Housing Planning Committee proposed that the Mayor and Board of Supervisors pass legislation by which households displaced by private owners wanting to demolish or remodel their buildings, would receive the following benefits now available only to those evicted by Federally-assisted actions.[38a]

*Aid of the City's Central Relocation Service (CRS) in finding a new place to live.

*Payment from landlord to CRS to tenant of costs of moving and moving in (higher rents, deposits, etc.) Example: $1,100 for a 3-room unit.

*Rental assistance from the City's Local Rent Assistance Program (LRAP) to eligible people.

9. END RACIAL, ETHNIC DISCRIMINATION

A. Need

The 1970 Census shows that the most usually discriminated racial or ethnic groups, Blacks and Latins, are relatively well distributed over the Inner Mission, including its west, more prosperous side. (See Appendix B) The main disparity is that of the 5% IM Black population versus the 14% S.F. and 11% U.S. Black population.[39] Also the IM population is 45% Latin while S.F. in only 14% Latin.[40] Although IM residents may want to reduce that concentration, the field for action will be beyond the Mission.

B. Improvement Method

For whatever discrimination problems which exist or may increase in the future, the following solutions have been proposed by the Fair Housing Planning Committee.[41]

a. S.F. Apartment House Ordinance--would require annual reports, by the City's Human Rights Commission, on the racial, ethnic and family composition of tenants in every S.F. Apartment building.

b. The City Planning Department and Commission should consider Civil Rights Impact in Environmental Impact Reports (EIR) on new buildings, to show the presumed future economic, racial and ethnic composition of the building population.

c. The Mayor and Board of Supervisors should establish a committee, representing City agencies and community organizations, to draw up an ordinance to require that all new buildings meet minimum civil rights requirements in terms of fair housing, employment, education and services.

The racially and ethnically diverse Mission Community would probably want to support the above measures to guarantee civil rights throughout San Francisco.

Several additional Housing issues, mainly related to code enforcement and property taxes, are mentioned in the Action Agenda below where they are mainly self-explanatory.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter II - Housing. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several actions in Housing. Thus, the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Several of the suggested actions, mainly related to code enforcement and taxes, were not discussed in the preceding text since they are self-explanatory.

See the Action Agenda of Chapter VI - Urban Environment, for matters related not only to housing but also to general physical urban development. See the Action Agenda of Chapter IX - General Implementation, for pending State and Federal legislation on housing and community development.

Mission Community groups interested in Housing could carry out or seek enactment by others of the following:

Recommended Actions:

Set 1.

1. Concentrate on Housing Rehabilitation through:

a. MHDC Rehabilitation Loans

Obtain more Rehab and Homeownership loans from local lending institutions at lower interest rates.

Ask all Inner Mission private lenders and the S.F. Real Estate Board to distribute information to their customers on programs of MHDC, EDC, PHA and other related housing agencies.

b. RAP

Designation by the City Planning Commission and Board of Supervisors of the Inner Mission District as a RAP area with the Rehabilitation Assistance Program (RAP) administered in the Mission by MHDC.

As a beginning, $20 million in low-interest (4.5-5.5%) RAP loans should be made available to the Inner Mission. That amount is not excessive when one considers that the total housing rehabilitation needed in the Inner Mission would cost at least $40 million.

c. Public Housing Modernization

Introduction of S.F. Public Housing Authority Modernization Program in the Inner Mission.

d. Home Insurance

Increased State-subsidized insurance and less red-lining of the Inner Mission by market-rate insurers.

e. End Depreciation Tax Break

Termination of the Federal 5-year Accelerated Depreciation Tax Break on real estate which encourages low maintenance and frequent sales of rental properties.

f. State Tax Reduction

Passage of State Tax Reduction (of at least 5 years) for properties repaired under Code Enforcement.

g. Receivership Program

Enactment of City Receivership Program to allow non-profit housing corporations to more cheaply acquire, rehabilitate and sell low and moderate income City residents, formerly condemned, abandoned or donated housing.

h. Tenant Code Enforcement

Enactment of State and City laws to allow tenants to continuously withhold rent from landlords to pay for all code enforcement work required where they live.

At present, State law (Civil Code, Section 1942) allows tenants to pay only one month of rent for code work, once every 12 months.

i. State Tax Exemption

Passage of State law to temporarily suspend taxes on buildings where owners cannot pay for code work.

j. Reduced Appraisals

Reappraisal by the City Assessor of the Inner Mission, taking into account recent reduced height and bulk limits and in the future, any down-zoning which is accomplished.

k. Demolition Repair Fund

Amendment, by the Board of Supervisors, of the City's Demolition-Repair Fund to:

*Reduce the interest rate (7% simple) and service charge (15%).

*Allow the BBI Superintendent to decide maximum repair costs per unit.

*Use the $200,000 fund to leverage low-interest rehab loans from banks.

*Give priority to landlords who stabilize rents.

*Better inform building owners about the fund.

l. City Planning Commission

Request by City Planning Commissioners to private lending institutions to give reasonable loans for home repair and home-ownership.

m. Building Inspectors

Assignment by the Bureau of Building Inspection, of Spanish and Tagalog - speaking Building Inspectors to the Inner Mission.

n. DAHI Information

Distribution by Department of Apartment and Hotel Inspection of fact sheets on MHDC loans and activities of Mission Community groups involved in housing.

o. Tenant Protection Ordinance

Passage of a City ordinance to prevent landlords from evicting tenants to make code repairs, unless:

*Legal exits are lacking.

*Serious electrical hazards exist.

*Structure is unsafe.

*Gas appliances are illegal or lack vents.

*Unit lacks sanitation.

p. Tenant Information Service

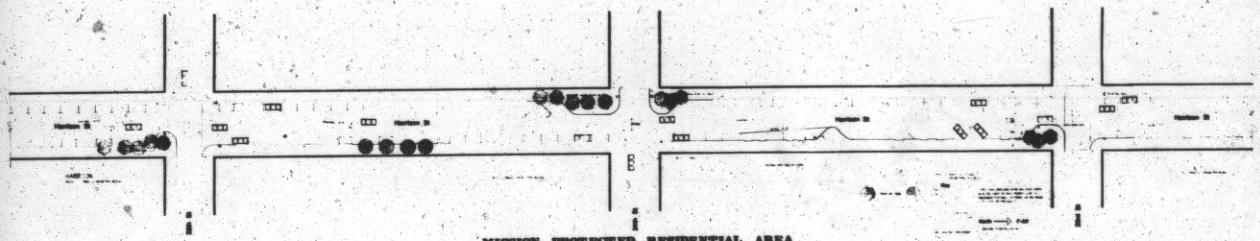
Creation of Tenant Information Service by BBI or the Human Rights Commission (HRC), to inform tenants and community housing organizations of:

*Procedure of systematic Code enforcement.

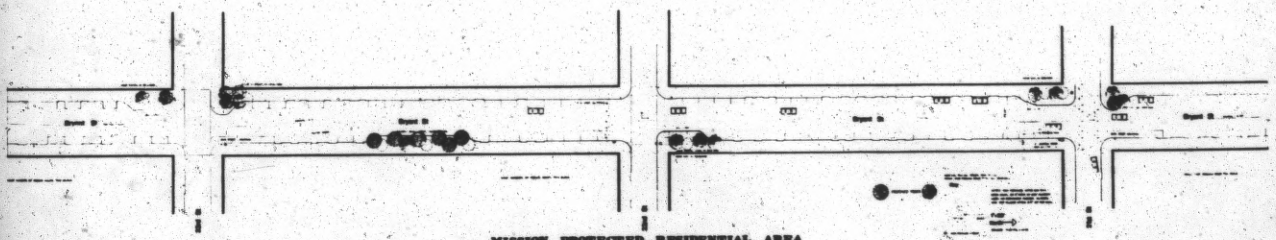
*Repairs required of landlords.

*Available relocation assistance.

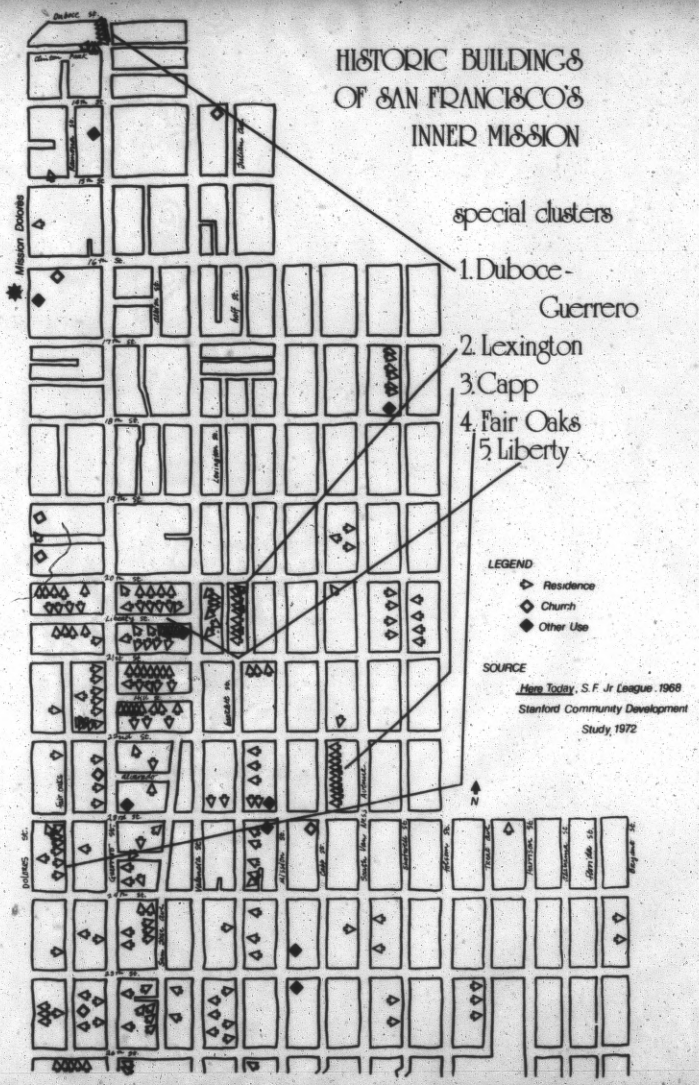
*Legal reasons for eviction (if above ordinance is passed).



MISSION PROTECTED RESIDENTIAL AREA



MISSION PROTECTED RESIDENTIAL AREA


HISTORIC BUILDINGS
OF SAN FRANCISCO'S
INNER MISSION
special clusters
1. Duboce-
Guerrero
2. Lexington
3. Capp
4. Fair Oaks
5. Liberty
LEGEND
Residence
Church
Other Use
SOURCE
Here Today, S.F. Jr. League. 1968
Stanford Community Development
Study, 1972
N
Mission Dolores
Duboce St.
Lexington St.
Capp St.
Fair Oaks St.
Valencia St.
Guerrero St.
Mission St.
Bryant St.

2. Increase Low and Moderate Income Homeownership, by at least 4,243 Units, through:

a. MHDC Homeownership Loans, Condominiums, "Used Houses" and Cooperatives.

b. Use HUD Section 235 Homeownership, or its successor program, in the MHDC Condominium Program.

c. City-wide Homeownership Program administered in the Mission by MHDC.

d. Support of EOC Resident Property Management Program for condominiums and cooperatives.

e. Private Sector cooperation
Request to Inner Mission realtors and private lending institutions to refer to MHDC, potentially eligible, low and moderate income home-buyers.

3. Stabilize Neighborhood Density through:

a. Down-zoning R-4 to R-3. (see Chapter VI - Action #1)

4. Focus Improvements on Needy-Residential Areas, through:

a. Neighborhood Improvement Areas (see figure 7 and Appendix A).

b. Citizens Participation
Encourage persons who benefit, from Inner Mission subsidized housing programs, to work with Mission community groups involved in housing.

5. Guarantee Low or Reasonable Rents, through:

a. Proposed City-wide Rent Grievance Board to be set up by the Board of Supervisors.

b. Passage of more equitable state landlord-tenant law and then creation of a San Francisco Housing Court.

c. Increased Low and Moderate Income Homeownership. (see Action 2 above)

d. Increased Section 23 Leased Public Housing provided by HUD.

e. Low-Rent Units in Market-Rate Apartment Buildings, encouraged by City commissions and boards.

6. Preserve and Increase Family Units through:

a. Proposed City ordinance and State law to prohibit discrimination against family renters.

b. Rehabilitation of older, larger units. (see Action 1, above)

Set 2.

7. Continue to Seek New Subsidized Housing (at least 800 units of which 600 could be in the NEIZ), through:

a. MHDC and HUD Section 236 housing (or nearest successor program(s).

b. Subsidized Housing in Market-rate developments. (see Action 5-e above)

c. City Land Bank and MHDC subsidized housing services.

8. Minimize Housing Relocation and Its Costs through:

a. Housing Rehabilitation. (see Action 1, above)

b. Subsidized Housing in market-rate developments. (see Action 5-e, above)

c. MHDC Condominium Program.

d. S.F. Central Relocation Service -- Increased services.

9. Preserve Historic Housing

See Action #6, Chapter VI.

10. End Discrimination in Housing through:

a. Proposed San Francisco Apartment Ordinance.

b. Proposed Civil Rights Impact Reports by the City Planning Department, on projected new construction.

c. Proposed City ordinance on civil rights requirements of new buildings.

d. Request of Human Rights Commission a Housing discrimination survey in the Inner Mission, especially that related to Latins, families, single parent families and welfare recipients.

FOOTNOTES

CHAPTER II - HOUSING

[1] 1970 Population Census, Bureau of the Census, United States Dept. of Commerce (hereafter, 1970 Population Census). Information also available in: Summary of Trends in Housing and Population in the Mission Model Neighborhood, 1940-1970 (hereafter CDS, Summary). prepared by Judith Lynch Waldhorn, Noelle Charleson and Robert Jolda of the MCO-Stanford University Community Development Study, Stanford, Ca.: National Science Foundation (Grant No. GI-29923X), 1972, Table (T) 1.

[2] Population Census CDS, Inner Mission Fact Sheet, 1972, pp. 3,7.

[3] San Francisco Dept. of City Planning, Mission, 1970 Census: Population and Housing Supplemental Summary and Analysis, (hereafter Mission - 1970 Census), January, 1973, Table 6, p.12.

[4] U.S.Population Census, 1970. Also CDS, p.28, T. 15.

[5] S.F. Dept. of City Planning, Housing Inventory, 1970. CDS, Changes in the Housing Stock, Mission Model Neighborhood, 1960-1971. Stanford, Ca.: National Science Foundation (Grant No. GI-29925X), 1972 p.16, T. G.

[6] Interview by G. Montes, MHDC Planner, November 12, 1973, of Judith L. Waldhorn, Stanford Research Institute.

[7] U.S. Dept. of HUD, Rental Housing for Lower Income Families (Section 236). Washington, D.C.: 1968, p. 14. CDS, IM Fact Sheet, p.7.

[8a] San Francisco Area Office, Dept. of Housing and Urban Development (HUD), 1973, San Francisco Public Housing Authority, 1973.

[8b] San Francisco Public Housing Authority, 1973.

[9] CDS, Windshield Survey, January, 1972.

[10] 1970 U.S. Housing Census. CDS, IM Fact Sheet, p.5.

[11] 1970 U.S. Housing Census.

[12] Ibid.

[13] S.F.Dept. of City Planning, Changes in the San Francisco Housing Inventory, 1971.

[13a-14] Ibid.

[15] Estimates by Jose I. Wheelock, Rehabilitation Officer, Mission Housing Development Corporation, December, 1973.

[16] FACE Annual Report, S.F. Department of Public Works, June, 1973, p.17, Table "Average Cost/Building and Dwelling Units". Also, Dec.14, 1973, telephone interview by G. Montes, MHDC Planner, of Mr. Frank Kirk, System and Procedure Analyst, Property Conservation Division (FACE Program), S.F. DPW.

[17] Linda Ferbert, Planner I, S.F. Dept. of City Planning, Dec. 13, 1973.

[18] Progress Report, October, 1973, Mission Housing Development Corporation.

[19] Mrs. Carmencita De La Cruz, MHDC Accountant, Dec. 11, 1973.

[20] 1970 U.S. Housing Census, CDS, Summary, p. 18, Table 5.

[21] San Francisco Fair Housing Planning Committee, "One City or Two?, Report of the S.F. FHPC for the Racial, Ethnic and Economic Integration of Residential Neighborhoods in San Francisco" (hereafter FHPC, Oct., 1973, p. 39.

[22] 1970 U.S. Housing Census, CDS, Summary, p. 20, T. 7.

[23] 1970 U.S. Housing Census, CDS, Fact Sheet, p. 3. CDS, Summary, p. 16, T. 4B.

[24] 1970 U.S. Housing Census, CDS, Summary, p. 20, T. 7.

[25] 1970 U.S. Population Census. CDS, Summary, p. 24, T. 11.

[26] 1970 U.S. Popula ion Census. CDS, Summary, p. 24, T. 11.

[27] 1970 U.S. Population Census. CDS, Summary, p. 15, T. 4A.

[28] 1970 U.S. Population Census. CDS, Summary, p. 29, T. 16.

[29] FHPC Report, pp. 30-33, 51.

[30] FHPC Report, pp. 27, 48.

[31] Interview by G. Montes with J. L. Waldhorn, Stanford Research Institute, Nov. 10, 1973.

[32] FHPC Report, pp. 24, 44.

[32a] S.F. City Planning Dept., Mission-1970 Census, p. 10.

[33] S.F. City Planning Dept., Changes in the San Francisco Housing Inventory, 1972.

[33] S.F. City Planning Dept., Changes in the San Francisco Housing Inventory, 1971.

[34] S.F. City Planning Dept., Changes in the San Francisco Housing Inventory, 1972.

[35] S.F. City Planning Dept., Mission - 1970 Census, p. 7.

[36] FHPC Report, p. 27.

[37] S.F. Dept. of City Planning, Housing Inventory, 1970, p. 19, T. 10.

[38] FHPC Report, pp. 24-25, 46.

[38a] FHPC Report, pp. 28-30, 50.

[39] FHPC Report, p. 6.

[40] Ibid.

[41] FHPC Report, pp. 19-23, 40-43.

CHAPTER III - RECREATION AND PARKS

I. INTRODUCTION

The Inner Mission (Mission Model Neighborhood) contains only .004% or 13.7 acres of San Francisco's 3,452 acres of public open and recreational space (see Table 30). Some of the City's park acreage belongs to City-wide facilities (see Appendix B). However, the City-wide facility closest to the Inner Mission is Civic Center Plaza, which is 1/3 of a mile away.

Although 18 additional acres of park space are near the Inner Mission (see Table 30), the poorest, highest concentration of Mission population, located between Valencia Street and Potrero Avenue, is separated from those parks by major thoroughfares such as Valencia, South Van Ness, Potrero, Army and the James Lick Freeway

The lack of rec-park space is especially serious when one considers that the Inner Mission has, with 51,870 residents, 7% of San Francisco's total population, but 9% of its youth (under 21), 6% of its elderly (over 65), and only .314 park-rec. acres per 1,000 persons which is the fourth lowest ratio in the City after South of Market, Chinatown and Central City.[1] Young people need large indoor and outdoor facilities most. In 1970 the Mission had 13,847 people under 21, whereas Central City had 4,193 and South of Market had 1,485.[2] In the Inner Mission, 30% of the population is under 18, while the City proportion is only 23.8%.[3]

The existing Inner Mission rec-park facilities are over-used because of high demand. Much more public recreational and park space is needed in the Inner Mission, not only to serve urgent community needs of recreation and enjoyment, but also to improve, especially with linear parks and large, highly visible parks, the air quality and views of greenery in the area.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Recreation and Parks are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective:

Create new recreation and park facilities in the Inner Mission District and imprve the maintenance and uses of the existing ones until those facilities satisfy the recreational needs of the present Inner Mission population.

Policies:

Policy 1.

Until the Inner Mission has the proportion of rec-park improvements equal to that existing in the most favored parts of the City, the Mission Neighborhood must have high priority in receiving new parks, gymnasium-community center and other re-park facilities funded by all available and future City, State, Federal and private sources.

*Chapter III - Recreation and Parks, researched and written by Gregory Montes, MMDC Planner.

Policy 2.

All new rec-park facilities in the Inner Mission must be located near concentrations of residential areas but with minimal and preferably no relocation of existing residences and neighborhood service businesses.

Policy 3.

The Recreation and Park Department, the Unified School District, the Community College District, the San Francisco Art Commission and Churches in the Inner Mission should help Mission Community groups achieve fuller recreational use of school yards; under-used public land; vacant schools, vacant private land; auditoriums; libraries, churches, and church halls in the Mission District.

Policy 4.

As much as possible, existing and future rec-park facilities in the Inner Mission should connect with and reinforce the Mission Protected Neighborhood Program of sidewalk expansions and beautification.

III. COMMUNITY PRIORITIES

Below are listed improvements for recreation and parks in the Mission District.

Those items preceded by an asterisk (*), mark things sought and achieved by the MCO Recreation and Planning committees, between October, 1972 and June 1973, in their review of the "Improvement Plan for Recreation and Open Space", endorsed by the City Planning Commission on July 19, 1973 and later endorsed by the Recreation and Parks Commission. The endorsement does not guarantee City funding and construction of the recommended facilities for recreation and parks. However, the endorsement does mean that if the Mission Community pushes for these items, many of them have a good chance of being carried out; either by private or government funds, over the next several years.

As planners and researchers at the Mission Housing Development Corporation, Mission Model Cities and Model Cities Agency helped the MCO Recreation and Planning committees formulate their request of the Improvement Plan, they can also help search for funds to implement those improvements. But the community organizations involved must be united and forceful to win the funds.

The items below marked with two asterisks (**) are improvements for recreation and parks in the Mission District which are recommended by the Mission Plan. Of course all items recommended by the MCO committees (marked with *) are recommended in the Mission Plan.

The improvements for recreation and parks in the Mission are listed below in their order of importance to the MCO Planning and Recreation Committees.

1. Soccer Field*

For at least three years, the Recreation and Parks Department promised but delayed funding of a soccer field at Franklin Square and finally admitted in January 1974 that it had no funds or plans for that project.[4] In the future, if an adequate more level site can be found for a regulation-size soccer field in the Mission District, that site should be acquired, developed for that purpose and replace the smaller soccer field at Franklin Square. If rail

Table 30

ACREAGE OF RECREATION AND PARKS FACILITIES IN THE INNER MISSION

Acreage	Rec-Park Facilities	Location
1.931	Mission Playground	19th Street, at Valencia.
3.390	Garfield Square	26th Street, btwn. Treat and Harrison.
2.913	James Rolph Playground	Potrero Avenue, at Army.
.803	Folsom Playground	21st Street, btwn. Shotwell and Folsom.
.165	Alioto Mini-Park	20th Street, at Capp.
4.408	Franklin Square	16th Street, btwn. Bryant and Potrero.
.115	24th Street Mini-Park	24th Street, btwn. Bryant and York.
13.725 acres	Total	

Acreage of Rec-Park Facilities Near the Inner Mission.

Acreage	Rec-Park Facilities	Location
13.889	Rec-Park Facilities	Dolores, btwn. 18th and 20th.
2.296	Precita Park	Precita Ave., btwn. Folsom and Alabama.
.455	- McKinley Square (Inner Mission side of State Highway 101-not open to public)	Potrero Ave., btwn. 22nd and 20th.
1.832	- City land adjacent to McKinley Square, Inner Mission side. (not open to public)	
2.287		
18.482 acres	Total	

tracks are moved further north in the Mission, the Southern Pacific switchyard between 17th, 18th, Treat and Harrison Streets might become available for a soccer field.

A soccer field might be combined with a softball field on one of the two new large parks recommended for the Inner Mission (see Section 3 below), which might become reality in another 3 to 5 years.

2. New Gymnasium-Community Center*

Despite its large youth population and crowded situation the Inner Mission does not have a combination gymnasium-community center, operated by the Rec-Park Department, such as are found in most other San Francisco neighborhoods, including Noe Valley, Eureka Valley and Potrero Hill. Because Senior Recreation Directors, who supervise individual Rec-Park facilities, are located at Community Centers, none of them have offices in the Inner Mission.

The Rec-Park Department and Mission Community groups agree that funding and construction of an Inner Mission gymnasium-community center is extremely necessary. The building and adjacent playground would take up about 1.25 acres and, according to Rec-Park estimate, the cost, including land acquisition, could be about $1 million. The building itself could cost at least $500,000.

The gymnasium should be in the area between 19th and 24th Streets and Mission and Potrero. This poor part of the Inner Mission has a high concentration of young people who seriously need a gymnasium.

The Mission Plan recommends that the gymnasium-community center be located adjacent to the first of the two large new parks planned for the Inner Mission which will contain more active sports. (see Section 3 below)

Because funding for the new gymnasium-community center may not be available for at least another year or two, the Rec-Park and City Planning Departments suggest that they and Mission Community Planning and recreation groups look for an existing building which could house a temporary gymnasium until the new one is built. Some have suggested the empty White Front Store at 16th and Bryant. Mission Community groups generally agree with the alternative, but in no way want for acceptance of that temporary gymnasium to postpone funding and construction of the new gymnasium-community center.

3. Two New Large Parks*

Since the Inner Mission has a proportionately large youth population, but only two parks of about 4 acres in size, one of which is isolated in the industrial zone, the district is obviously very urgently in need of large parks - at least two to begin with, each at least one city block in size.

Large parks cost in the range of $1.5 to $2.5 million. The Rec-Park Department has difficulties in obtaining such amounts of money. However, there are several present and possible future ways of getting those funds (see Section IIIa below). At present, the Rec-Park Department feels that new large parks and a recreation center will serve the needs of the Inner Mission much better than will new mini-parks which serve a limited population and are more expensive, per square foot, to maintain. Mission Community groups also want, above all, new, large rec-park facilities in the district, but they also see the need for mini-parks to serve the very young and elderly who cannot go far in the heavily traveled neighborhood to find public recreational spaces.

The Mission Plan, using community suggestions, proposes that one large park would take up about one city block between 23rd, Harrison and Folsom Streets (see figure 10). The park would replace an industrial use, located on the S.P. rail line, which invades the surrounding residential neighborhood. Creation of the park would require no residential relocation. The park would provide recreational and open space in the center of one of the poorest parts of the Mission District where there are few opportunities to make public open space without displacing residents.

The park at 23rd Street (see figure 13) would cause relocation of several small industries which employ few Mission residents. MCO has not yet decided a name for the park. The name, Emiliano Zapata, hero of social justice throughout Latin America, has been suggested. Another possibility is to give it the traditional Latin American name for a park --- "Alameda", and call the new park "Alameda de la Mision".

The second large park, to be named after Roberto Clemente, would be one and three quarters blocks in size and located between 20th, Harrison, 17th and Florida Streets in the lower NEIZ (figure 10). The park would ideally be built in conjunction with new low and moderate income housing on adjacent blocks. Roberto Clemente Park would emphasize the Pan-American nature of the Mission since it would commemorate the Puerto Rican baseball star who reached fame in the United States and died on a relief mission to victims of the Nicaraguan earthquake of December 1972.

The Centro Social Obrero would be in the northeast corner of Roberto Clement Park (figure 12). Balconies and tall windows could be installed on the second floor of the Centro Obrero. Thus, people at dances and meetings at the Centro, would be able to look out across the park. See Appendix D for a list of Mission Community individuals and organizations which were asked to contribute ideas to the drawings (figures 12, 13) of the two proposed parks.

The MCO Recreation Committee hopes that whichevever of the two parks is built first, at either of the two locations suggested above, that it will be an "active" park for softball and other sports, rather than a passive one. The second, quieter park could have lawns, paths, benches, plants, probable a fountain, perhaps a bandstand and would serve all, especially the very young and old who could socialize, read, rest, hear music, dance, watch performances and play on a small scale.

4. Mission Armory*

The Armory Task Force, representative of several major community organizations, is attempting to gain permanent, full use of the Mission Armory, at 1800 Mission Street, for the benefit of Mission District residents. The Armory would be administered by a non-profit community corporation representative of the community organizations and people using the building.

The Armory would be a multi-purpose neighborhood center used for recreation, culture, education, community market and perhaps some rental of space to local businessmen.

The Armory Task Force is open to all interested community residents attached to some community organization. The Task Force is investigating the possibility that the National Guard units now at the Mission Armory could be transferred to a building on some surplus State or Federal property within 25 miles of San Francisco. At present, the National Guard uses only about one fourth of the 269,000 square feet in the Mission Armory and that mainly on weekends.[6] Then the State, which owns the Mission Armory, could deed or lease the building to the community corporation.

The Armory Corporation would earn money for repairs and alterations on the Armory and for programs held in the building, by temporarily renting the Main Drill Room (which has 40,000 square feet) to profit-making organizations which hold sports and cultural events.

An Armory Board of Directors, representative of the involved community groups, would guide the use of the Armory.

For more information, contact the Armory Task Force, either through MCO or the Mission Arts Council at the Public Library; 3359 - 24th Street.

It would be especially appropriate for the Mission Community to obtain public recreational use of the Armory since it occupies part of the former site of the famous and popular Woodward's Gardens, unfortunately dismantled in 1891 (see Chapter I, Book I).

5. Mission Protected Neighborhood Program*

The recreational, aesthetic and environmental benefits to be expected from PNP, are described in Chapter VI - Urban Environment.

6. Centro Latino - MNPD and Other Programs.

Centro Latino, at 1292 Potrero Avenue (phone 647-6237, 648-7545), provides recreational and other community service programs, operated by the Catholic Youth Organization (CYO) and Mission Neighborhood Physical Development (MNPD) Program.

a. MNPD

MNPD is funded by the Mission Model Neighborhood Corporation (see Chapter IX) and after one year of existence, has enrolled 870 Mission District low-and-moderate income youths, mainly of ages 13 to 17, in a wide range of recreational programs including: baseball, soccer, track, karate, basketball, volleyball, swimming. Each month, MNPD championships in various sports involve an additional 150 youths. The MNPD recreational activities, combined with bilingual counseling, films and doctor's explanations of drug abuse, seek to reduce delinquency, pre-delinquency and drug abuse among youths in the Mission Model Neighborhood.

If MNPD, a Model Cities project, is funded beyond June 30, 1974, it will need more adequate space. The Centro Latino gym is only three fourths the size of an official gymnasium (80 feet by 120 feet). Lack of facilities at Centro Latino have caused the MNPD basketball team to cross half of San Francisco to practice at Cathedral High School, the swimming team must go to Visitacion Valley at the south edge of the City and the gymnastics class had to be cancelled.[6] The MNPD programs, mainly karate and basketball, have a waiting list of 50 to 60 people.[7]

The MNPD program urgently needs the improved recreational facilities which could be provided either in a multi-purpose community center at the Mission Armory (see above) or in the proposed Inner Mission Gymnasium-Community Center to be funded by the S.F. Rec-Park Department (see Section III-2, above).

b. Other Programs.

The Centro Latino administration, beyond the MNPD, solicits funds and staff from the Catholic Youth Organization (CY)), S.F. Unified School District, UBAC, Neighborhood Arts Council and other organizations to offer courses in arts and crafts (50 to 60 children), Peruvian weaving (18 students), English (25), Citizenship (25), a nursery (35 children), and several other programs.[8]

Centro Latino is now located in a large, interesting but decrepit, 19th Century, wood-shingled house which cannot be rehabilitated at any reasonable cost to serve the full needs of the center's programs. The Centro Latino Director would like to raise funds in the next two to three years, perhaps aided in part by the Episcopal Church, to construct in phases a new Centro Latino building, perhaps not on the present site. The building should contain meeting rooms,

offices, an official size gymnasium and a swimming pool to serve 100 to 125 people at a time.

Centro Latino might investigate the possibility of locating its new building on presently commercial-industrial land next to one of the two new large parks proposed for the Inner Mission (see Section 3 above). And the proposed, City-funded Mission Gymnasium-Community Center (see Section 2 above), could be located next to the other large park.

7. Existing Rec-Park Facilities - Rehabilitation and Expansion

The Rec-Park Department now has some funds available to rehabilitate and improve existing rec-park facilities in the Inner Mission (see Appendix C). The department wants to improve its existing facilities in the Mission before the funds come through for new rec-park facilities in the district. Because of General Revenue-Sharing funds, Rec-Park Department cleaning equipment money has increased dramatically from $25,000 in 1972-3 to $614,000 in 1973-4.[10] Rec-Park hopes to make that money show maximum effect by using truck teams of cleaners and repairmen to go from one rec-park facility to the next rather than use stationary gardeners at each place. Mission Community groups hope that such changes will indeed lead to more clean, better repaired rec-park facilities in the Inner Mission.

a. Mission Playground*

The Mission Playground should be extended eastward through Cunningham Place to Valencia Street. The addition would include the adjacent parking lot but no residences.

In the past year, $42,000 from Urban Impacted Funds was used to repair Mission Playground. An additional $10,000 for repairs, was donated by the Foremost-McKesson Company.

b. Folsom Playground

To improve access to Folsom Playground, a traffic light should be installed at the intersection of Folsom and 20th Streets and the playground gates should be relocated to safer points at the mid-block, between Folsom and Shotwell.

The City's Improvement Plan recommends that when relocation housing becomes available, the first several homes north of Folsom Playground should be acquired and demolished to make room for playground expansion.

The Mission Plan recommends that the homes, which are mainly fine victorians, remain and that expanded sports facilities be placed at the proposed, nearby parks at 20th and Harrison or 23rd and Treat.

c. Garfield Square*

Although the play area at the south end of the park has recently been improved, planting, paved paths and seating areas are needed in the rest of the park. If vandalism is a problem here, the Rec-Park Department would want to cooperate with the community to reduce the problem.

d. Rolph Playground*

The playground should be planted more heavily with trees and bushes at its edge on Potrero Avenue to shield it from heavy traffic The gas tax money, being used for the nearby Army Street Interchange could pay for the buffer planting.

The softball field at Silver Terrace Playground serves hundreds of Mission school-age children who must be bussed there because Rolph is the only softball field in the Mission. Revenue-sharing money is to be used at Rolph Playground for lighting. As funds become available they should be used for lighting at Silver Terrace.

Because of the need for a second baseball field within the Mission Model Neighborhood, Roberto Clemente Park, with its proposed softball field (see Section III-3), should be funded and built as soon as possible.

8. McKinley Square - Park Reactivation*

McKinley Square, located at the east edge of the Mission District, was cut in half in the early 1950s by the construction of the James Lick Freeway (Route 101). Also, the remnant of the park on the Mission side of the freeway is separated from Mission residents by public open land wich belongs to San Francisco General Hospital (Department of Public Health).

A rather large park, useful to the east side of the Mission District, and to hospital visitors and staff, could be created if the S. F. General Hospital would open its land to the public and develop it with paths and benches. Then the hospital could connect that land with McKinley Square on the Mission side of the freeway, which should be improved by the Rec-Park Department which owns it. Since these improvements would require no new acquisition of land by the City, this would be a relatively cheap way of creating another park for the Mission District.

A pedestrian bridge crosses the freeway one block south of McKinley Square. The access is difficult and does not unify the two parts of the park.

Eventually the two sides of McKinley Square, in the Mission District and on Potrero Hill, should be connected directly by a wide pedestrian bridge. Also the steep slopes of the park on the Potrero side should be terraced. The pedestrian bridge and improvements on both sides of the park would create a dramatic new park, with spectacular views of San Francisco, for residents of both the Mission District and Potrero Hill.

9. Improved Recreational Use of Schools and Other City Property*

The Coordination Council, recently set up by the Unified School District and Rec-Park Department, to increase recreational use of schools and other City property, should also include staff from the Fire Department.

The Coordinating Committee will solicit proposals from neighborhood groups.

Rec-Park and USD will delegate some responsibility to recreation directors, supervisors and community groups at neighborhood recreation facilities, in order to respond quickly to community needs.

The Coordinating Committee should see that school yards, gymnasiums and/or workshops be open on Sundays and weekday evenings and supervised by USD or Rec-Park employee or community volunteers.

The Coordinating Committee, working with the Mission Community, could implement the reopening and enlargement of McKinley Square, the public use of the Fire Department Training Facility and in general the intensified, diversified use of the playgrounds, gymnasiums, workshops, classrooms and auditoriums of schools in the Mission District.

The Neighborhood Advisory Councils, proposed by the Rec-Park Department, should also be used to advise the Coordinating Committee.

The Mission Community and the Coordinating Committee must be heavily involved in planning the uses of any new schools in the Mission District, particularly as neighborhood centers.

10. Rec-Park Staff*

More staff, which speaks Spanish or Tagalog, and which lives in the Mission District, should be found to run existing and planned Rec-Park facilities in the area. The male/female ratio of the staff should proportionately represent the male/female population to be served in the Mission by the Rec-Park Department.

11. Increased Neighborhood Involvement*

Several Mission Community groups want very much to obtain more involvement in the planning and design of Rec-Park facilities in the Inner Mission. The Rec-Park Department will soon form Neighborhood Advisory Councils at each of the 13 satellite Community Centers in the City. Each council will meet at least monthly and keep aware of current Rec-Park Department activities and plans for their areas. Council members will represent community groups and hopefully the users of the facilities. Mission Community groups must gain ample representation on the three Advisory Councils which will relate to the Inner Mission. The Neighborhood Advisory Councils can help increase Mission Community involvement in the funding, planning, design and operation of the urgently needed new rec-park facilities in the Inner Mission.

12. Mini-Parks*

The MCO Recreation and Planning committees, with the advice of local planners, recommended mini-parks at the southeast corner of 22nd and South Van Ness, the northwest corner of 20th and San Carlos and the southwest corner of Elizabeth and San Jose (see figure 10).

The three mini-parks, recommended by MCO and now the City in its Improvement Plan, were chosen to serve concentrations of elderly and the very young which presently have little or no park space. Although it is difficult to find open space for parks in crowded neighborhoods, the following sites were found and chosen.

a. 20th and San Carlos - This mini-park would serve the poorest, most crowded section of the Mission District, located between Mission and Valencia Streets and between 18th and 21st.

b. Elizabeth and San Jose - This corner park would serve the southwest quarter of the Mission District which has no public parks. The mini-park would be located on a quiet street but near busy streets, Guerrero and Valencia, where the residents have almost no outdoor recreation space.

c. 22nd and South Van Ness - This mini-park would serve the residents of busy South Van Ness and also those who live on nearby Shotwell, Folsom and 21st Streets where there is no open green space. This residential area needs help in improvement since the industrial district closes in on it, north of 20th Street. This mini-park would replace an NCU (Non-Conforming Use) gas station which must leave by 1984.

d. 19th and Shotwell - A mini-park has been suggested for this site by several who live near there. The site is mentioned in the Improvement Plan for Recreation and Open Space. The Mission Plan does

not recommend a mini-park at 19th and Shotwell because the place is surrounded on three sides by industrial or commercial uses which would have a deteriorating effect on the park. A mini-park is influenced by its surroundings, unlike a large park of at least a city-block in size, which influences its environment. Also, because funds are limited, new mini-parks in the Mission must be located strategically at the centers of dense, residential areas to serve the maximum number of people. 19th and Shotwell is on the Industrially tattered edge of a residential district.

13. Additional Mini-Parks**

a. S.F. Mime Troupe Mini-Park - The San Francisco Mime Troupe recently bought a large, two-story building at Treat Avenue, near 21st Street, to be used for its offices and rehearsal studio.

The Mime Troupe owns open land (ca. 7,000 square feet) next to its building on Treat Avenue. A Troupe spokesperson has stated that beginning perhaps as early as summer, 1974, much of the space might be made into a mini-park which could be opened to neighborhood residents when outdoor performances were held there.[11]

b. Southern Pacific Cut - The former cut or right-of-way of the Southern Pacific Railway tracks runs diagonally across the block between 25th, 26th, Guerrero and San Jose Streets (see figure 10). The diagonal cut is 25 feet wide, 120 feet long and adjacent to one other lot now used as a private garden.

A mini-park could be built here in two stages. First the Mission Community could ask the Southern Pacific Railway Co., which owns the land, to make a tax-deductible donation of it to the City for park use. Later the adjacent lot might be donated or bought by the Rec-Park Department.

The resulting park would serve the southwest section of the Mission which has no park space at all.

c. 23rd and Shotwell Mini-Park - The former Mission Model Cities building at 23rd and Shotwell (see figure 10), is next to a triangular piece of open land (ca. 2,500 square feet) which is hard to build on but would make a good mini-park. Hopefully some Mission Community service agency or organization will buy the property and convert the triangular lot into a neighborhood mini-park. So far two community agencies have considered the property but could not afford it.

All of the above recommended public mini-parks might be used in part by nearby residents involved in the City's recently instituted Organic Gardening Program. The organic gardeners might help maintain other sections of the mini-parks.

14. Boys' Clubs**

a. Mission Branch, San Francisco Boys' Club - Alabama and 21st

The Mission Branch of the S. F. Boys' Club is funded 20% by United Bay Area Crusade and 80% by holding fund-raising events. The club has 754 members and serves about 125 youths per day with classes and activity in music, arts and crafts, chess, machine shop, audio-visual shop, football, basketball, karate and other sports.[12] There are almost no waiting lists for activities.

Within the next year, the Mission Branch Boys' Club Director would like, if money can be raised, to introduce the following improvements at the club: a family Club for counseling families; participation in leisure sports such as bowling, skiing and tennis; increase Mission Community use of the building during school-year morning hours;

hire a "Street Worker" to bridge gaps between young gangs, families, schools and police; and rehabilitate the club's plumbing and wiring.[13] The Mission Branch Director would like to work with community groups and individuals to set up an auxiliary Girls' Club in Inner Mission District.[14]

b. Columbia Park Boys' Club - 450 Guerrero Street

Of Columbia Park's 1973 budget of $130,000, UBAC gave $40,000 and $90,000 was raised by board members which include several prominent San Francisco businessmen.

Columbia Park has 4 full-time and 8 part-time staff members who serve 300 to 400 boys per day in the school year and about 700 per day in the summer.[15] There are no waiting lists. The Boys' Club offers classes and activities in crafts, photography, tutoring, story hours, music, boxing, wrestling, judo, movies and other programs. The Columbia Park administration keeps detailed statistics on its services and who it serves and the building's rooms are kept in excellent condition by the staff and youths.

Recently a 2,200 square foot boys' game room (ages 12-16) was added to the club. There is no further space on the site for expansion. The Columbia Park Director wants to introduce the following improvements in the club's services: more extensive Fine Arts program for 100 to 200 youths and a permanent, Spanish-speaking counselor.[16] Columbia Park has applied to foundations for $25,000 for 4 years for the extended Fine Arts program but has not received a positive reply.

15. Backyard Parks**

Since the Inner Mission is a crowded neighborhood with very little public open space and since acquisition and development of public space is a slow process, Mission residents should consider combining some of their back yards and thus creating sizeable open spaces within their blocks. Several homeowners could, after agreeing among themselves, take down fences between their back yards and rearrange the landscaping to make one continuous, recreational open space. However, removal or destruction of large trees should be avoided.

Mission Community recreation groups, including the proposed Neighborhood Advisory Councils of the Rec-Park Department, could advise Mission residents on the relatively few steps involved in creating back yard parks. Staff at the Rec-Park and City Planning departments and MHDC are available to show residents examples of back yard parks in San Francisco and other cities.

16. Mission-to-Dolores Linear Park**

This linear park (or "greenway") could connect the proposed multipurpose neighborhood center at the Mission Armory (at 14th and Mission), to the Levi-Strauss Playground, up Clinton Park where MHDC-HUD low-and moderate-income housing might be built if funds are available; and then through about four empty lots existing on several levels between Guerrero and Dolores Streets (see figure 10). The last section of the park, near Dolores, could pass through part of a car dealership, a Non-Conforming Use, which must be removed by 1980 (see figure 25).

The Mission-to-Dolores Linear Park could serve the northwest section of the Mission District which has no recreational or public open space at present except for the small Levi-Strauss Playground which is a parking lot part of the time.

Pieces of the linear park, between Rosemont and Guerrero are private land, which if the owners are willing, might be opened to the public. Other pieces, between Rosemont and Dolores, and Mission and Valencia, would occupy parts of parking lots or land which is for sale. Those sections might be donated for tax deductions or acquired by the Rec-Park Department, perhaps through new open space money (see Section IIIa below) or some donation.

17. Mission District Churches**

Churches in the Mission should be developed as much as possible as neighborhood centers for recreation, education and community meetings. Several Mission District churches are already heavily used for community purposes. However, many others are not used enough (see Appendix N, Chapter IV).

Among the under-used churches in the Mission District, several have special potential as neighborhood centers related to existing recreation and park facilities. The Seventh Day Adventist Samoan Church is adjacent to the yard at Centro Latino and is near the proposed MHDC family housing at Potrero and 24th. The Christ Science Church (655 Dolores) is across from Dolores Park. The First Covenant Church (455 Dolores) is 1 block from Dolores Park. B'Nai David Synagogue, used about once a week, is adjacent to Mission Playground on 19th near Valencia Street. The Annunciation Greek Orthodox Cathedral (245 Valencia) is across from the Levi-Strauss Playground (see figure 18).

Several of the churches have yards and gardens which perhaps could be opened to the public, at least during the day, as mini-parks.

18. Portable Play Equipment*

The City should purchase more portable play equipment to be used on temporarily vacant land and at Rec-Park facilities in the Mission District and the four other high-need neighborhoods of San Francisco.

The Rec-Park Department should buy a zoomobile which would take animals from the zoo to neighborhoods in the City.

19. Fire Department Training Facility - 19th and Shotwell**

The large, outdoor paved area here is often not used by the Fire Department. If possible, it should be used by the Mission Community for basketball, shuffleboard, tennis, volleyball and other sports. Perhaps some seating areas, with trees, could be installed at the edges of the paved area.

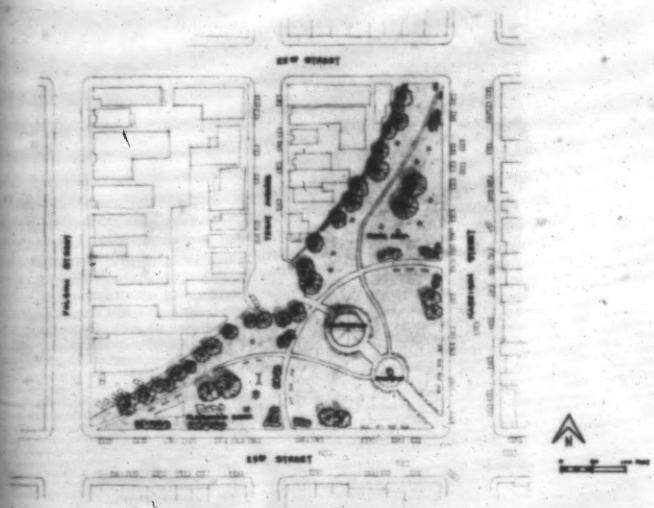
The Mission Community should negotiate with the Fire Department to obtain part-time use of this large outdoor area. The sports facilities here would mainly serve the residential area south and west of the site.

IIIa. FINANCING NEW REC-PARK FACILITIES

At present, there are several ways by which new Rec-Park facilities in the Inner Mission may soon be financed.

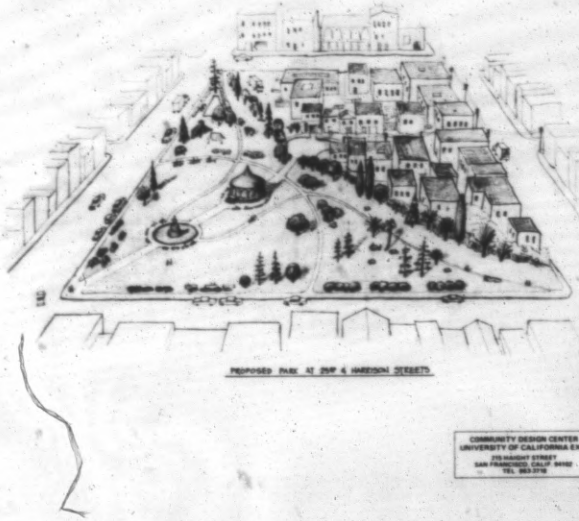
1. Bond Issue

In November 1974, or 1975, the San Francisco Recreation and Parks Department would like to present to the voters, a request for a bond



SITE PLAN - PROPOSED PARK AT 25TH & HARRISON STREETS
FOR MISSION HOUSING DEVELOPMENT CORPORATION

COMMUNITY DESIGN CENTER
UNIVERSITY OF CALIFORNIA EXT.
215 HAIGHT STREET
SAN FRANCISCO, CALIF. 94102
TEL. 863-3716



PROPOSED PARK AT 25TH & HARRISON STREETS

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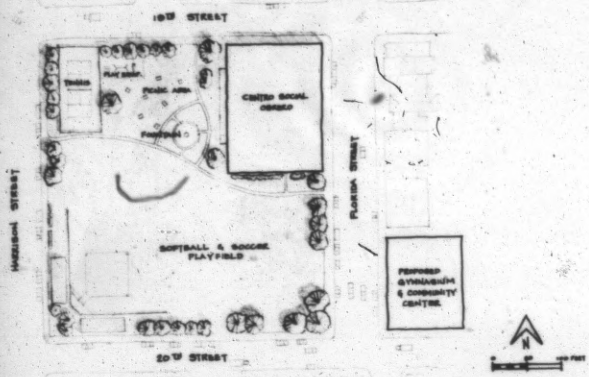
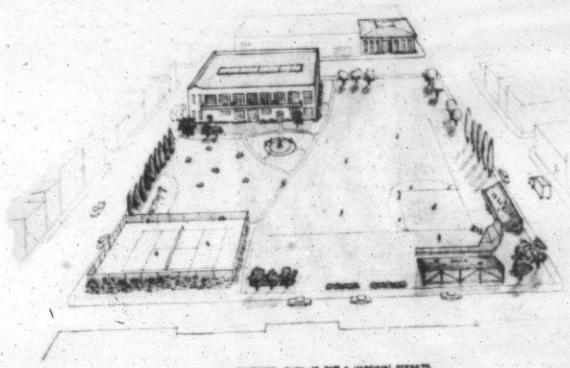


SITE PLAN - PROPOSED PARK AT 20TH & HARRISON STREETS
FOR MISSION HOUSING DEVELOPMENT CORPORATION

COMMUNITY DESIGN CENTER
UNIVERSITY OF CALIFORNIA EXT.
270 HAIGHT STREET
SAN FRANCISCO, CALIF. 94102
TEL. 863-3715



PROPOSED PARK AT 20TH & HARRISON STREETS

COMMUNITY DESIGN CENTER
UNIVERSITY OF CALIFORNIA EXT.
270 HAIGHT STREET
SAN FRANCISCO, CALIF. 94102
TEL. 863-3715

issue to pay for new Rec-Park facilities throughout San Francisco. The total bond issue might be as much as $30 million, of which $2.5 million to $3 million might be used for new Rec-Park facilities in the Inner Mission.[17] Officials of the Rec-Park Department have voiced the feeling that in relation to the Inner Mission, they would want the bond issue to pay for at least one of the two proposed new large parks (see Section III-3) and for an adjacent or nearby gymnasium-community center. The Rec-Park Department would want to contact neighborhood groups and the proposed Neighborhood Advisory Councils for ideas and requests for items to be funded by the bonds, at least six months before writing up the final bond issue request for specific new facilities. The Rec-Park Department would also use the Recommended Programs of the Improvement Plan for Recreation and Open Space of 1973 to determine items to be funded by the bond issue.

The Mission Community and other San Francisco neighborhoods should vigorously campaign for a beneficial Rec-Park bond issue as it develops. A bond issue requires 2/3 approval by voters and a similar one put forward by the Rec-Park Department in 1968 was defeated.

2. Open Space Agency Commission (OSAC)

Recently, a committee of citizens and goverment officials proposed a Charter amendment by which San Francisco City and County would set up an Open Space Acquisition and Development Fund. If the amendment is approved by the voters in June, 1974, an annual tax of 10¢ (ten cents) on each $100 of assessed property value in the City would go to the Open Space Fund for the next 15 years. The taxation would provide about $2 million per year for acquisition and creation of public open space in San Francisco, particularly on hilltops, the waterfront and in high-need neighborhoods, including the Inner Mission.

In the first 5 years, 75% of the Open Space Fund would go to acquisition of land for new parks and 25% for development of the parks or recreational buildings.

The Mission Community should support the Open Space charter amendment. Its chances for voter approval are in doubt.

The existing City Planning and Rec-Park Commissions would form the Open Space Commission, would appoint an Open Space Acquisition Director and after the first 5 years, would decide what proportion of the tax receipts would go to open space acquisition and how much to development and maintenance of the acquired parks.

3. Proposition I

This State bill will go to the voter's test in June, 1974, and will provide $250 million for open space acquisition in California. Thus San Francisco would receive about $2.5 million to buy potential park land.

4. Foundations

As long as they exist (definite now only through June, 1974), MHDC and Model Cities Agency can request several foundations to fund rec-park improvements recommended in the Mission Plan. The S.F. Rec-Park Department also, has several contacts among foundation. Unfortunately, few American foundations give away large enough parcels of money to pay for large rec-park facilities.

5. Other Funding Sources

General Revenue-Sharing funds, distributed by the City (see Chapter IX) can be used for needed Rec-Park improvements. When a Special Revenue-Sharing (Community Development) act is passed by Congress, some of its funds should also be available to obtain new rec-park facilities. These two sources are or will be in heavy demand by City departments and neighborhoods, and the Mission Community has found or will find it difficult to get Revenue-Sharing funds for new rec-park facilities.

IV. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter III - Recreation and Parks. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Recreation and Parks. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

See Appendix A for estimated costs and square feet coverage of the rec-park improvements recommended for the Inner Mission.

Mission Community groups interested in Recreation and Parks could carry out or seek enactment by others of the following:

Recommended Actions:

(In parenthesis below are possible sources of funds and/or cooperation to help achieve the Actions.)

Set 1.

1. Soccer Field (funded by S.F. Recreation and Parks Department).

2. New Gymnasium-Community Center (funded by proposed Rec-Park Department bond issue or proposed Open Space Acquisition and Development Fund).

3. Two new Large Parks near: 20th and Harrison and near 23rd and Treat (funded by proposed Open Space Fund). (see figures 10, 12, 13)

4. Mission Armory Multi-Purpose Center. (State of California, City of San Francisco and receipts expected at Armory Center) (see figure 14)

5. Mission Protected Neighborhood Program. (City of San Francisco General Revenue-Sharing, State Gas Tax, Ad Valorem Tax)

6a. Continued funding of Mission Neighborhood Physicial Development Project, (Model Cities, Revenue-Sharing, Rec-Park Department)

6b. Funding of a new Centro Latino building -- perhaps located next to one of 2 large parks proposed for the Inner Mission. (cooperation of Mission Community recreational and planning organizations and S.F. Rec-Park Department; Centro Latino fund-raising events).

Set 2.

7. Rehabilitation of:

Mission Playground
Folsom Playground
Garfield Square
Rolph Playground

(San Francisco Rec-Park Dept. - General Revenue-Sharing)

8. Enlargement, Rehabilitation and Reopening of McKinley Square - Inner Mission side. (S.F. Rec-Park Dept. funds; land contribution of S.F. Dept. of Public Health).

9. Improved Recreational Use of Schools and other City Property. (Cooperation of City departments, Unified School District and major Mission Community groups)

10. More Bilingual Mission Residents on Staff of Rec-Park Department - Inner Mission Facilities. (cooperation and funds of San Francisco Rec-Park Dept. and Mission Community job-training organizations)

11. Increased Neighborhood Involvement in Planning and Operation of Rec-Park Department Inner Mission Facilities. (Proposed S.F. Rec-Park Dept. Neighborhood Advisory Councils)

12. Mini-Parks at: 20th and San Carlos
Elizabeth and San Jose
22nd and South Van Ness

(S.F. Rec-Park Dept. - proposed Open Space Fund; S.F. Organic Gardening Program)

Set 3.

13. Additional Mini-Parks at: San Francisco Mime Troupe Building (S.F. Mime Troupe), 23rd and Shotwell (a Mission Community service organization), Former Southern Pacific Railway Cut (between San Jose and Guerrero), (Southern Pacific and private donations).

14a. Continued funding of Mission Branch of S.F. Boy's Club and at Columbia Park Boy's Club (club fund-raising; United Bay Area Crusade; foundations; Mission Community support).

14b. Creation of a Mission District Girl's Club (advice and some staff time of S.F. Boy's Club; Columbia Park; Boy's Club of America and S.F. Rec-Park Dept.; foundation and future Special Revenue-Sharing funds).

15. Encouragement of Backyard Parks. (cooperation of property owners and interested Mission Community groups.)

16. Mission-to-Dolores Linear Park. (S.F. Rec-Park Dept.; proposed Open Space Fund; cooperation of involved and adjacent property owners.)

17. Increased Mission Community Recreational Use of Inner Mission District churches and synagogue. (Cooperation of churches, synagogue, Mission Community residents, S.F. Rec-Park Dept.)

FOOTNOTES

CHAPTER III - RECREATION AND PARKS

[1]S.F. City Planning Dept., Rec-Park Statistics (based on 1970 Census), Information provided by Emily Hill, November, 1972.

[2]Ibid.

[3]S.F. City Planning Dept., Mission 1970 Census: Population and Housing, Supplemental Summary and Analysis, Jan., 1973, p.7.

[4]MCO Recreation Committee Resolutions for Mission Coalition Organization Annual Convention, 1970. MCO Planning and Recreaton Committees, "MCO Response to 'Improvement Plan for Recreation and Open Space', as it relates to the Mission District", December 12, 1972. "Memorandum of Understanding of Meeting of May 29, 1973, between Mr. Joseph Caverly, General Manager, S.F. Recreation and Parks Department, and MCO members, Joe Del Carlo, Toby Levine, Gonzalo Calderon and Ramoncita Hernandez", June 13, 1973. Statements of Mr.Tom Malloy, Executive Assistant to the General Manager, S.F. Rec-Park Department in meeting of November 27, 1973, with Linda Ferbert, S.F. City Planning Department, Gregory Montes, MHDC Planner and Toby Levine, Chairperson, MCO Planning Committee.

[5]Statement of Mr. Tom Malloy, Executive Assistant, S.F. Rec-Park Department to Linda Ferbert, S.F. City Planning Department and Gregory Montes, MHDC Planner, Nov. 9, 1973.

[6]Information in "Fact Sheet, National Guard Armory, 1800 Mission Street, S.F., Ca.:" May 11, 1973, prepared for Armory Task Force by Gregory Montes, MHDC Planner. Square footage measured from architectural floor plans of Mission Armory provided in January, 1973, by: Lt. Col. Rolfe Glashan, Chief of Branch Installations, State Military Department, Sacramento, Ca.

[7]Interview of: Carlos Navarro, MNPD Director, Centro Latino, March 2, 1974.

[8]Interview of: Fabio de la Torre, Director, Centro Latino, March 22, 1974.

[9]Ibid.

[10]Interview of: Tom Malloy, Executive Assistant, S.F. Rec-Park Dept., Nov. 27, 1973 (see n.5 above).

[11]Interview of Patricia Silver, San Francisco Mime Troupe, March 21, 1974.

[12]Interview of Fabian Contreras, Director, Mission Branch, San Francisco Boy's Club, March 25, 1974.

[13]Ibid.

[14]Ibid.

[15]Interview of: Charles Conley, Director, Columbia Park Boy's Club, March 25, 1974.

[16]Ibid.

[17]Interview of:Tom Malloy, Executive Assistant, S.F. Rec-Park Dept., Nov. 27, 1973 (see n. 5 above).

CHAPTER IV

COMMUNITY SERVICES*

I. INTRODUCTION

This chapter discusses the pressing needs of Inner Mission District residents for improved community services in:

Education
Childcare
Health
Culture
Consulates

Also, the chapter suggests that some churches might become more involved in Mission Community activities, but that is up to the inclinations of the individual churches.

Inner Mission residents need improved and often subsidized community services. Although about 70% of Mission residents are of moderate or middle income; in 1969, 11,534 or 22% of the 51,874 person Inner Mission population was in poverty.[2]

In the Inner Mission, schools are crowded and undergoing earthquake-proofing over the next five years; childcare centers have waiting lists totalling about 1,000 children; preventive, mental and dental health care are insufficient; increased drug and alcohol detoxification are needed; many cultural programs in the multi-ethnic, multi-racial Inner Mission lack space for activities. Compared to San Francisco averages, Mission District public schools show lower student learning achelvement, serious reading problems; higher dropout rates; lack of innovative teaching methods and less parent participation in secondary school activities. In childcare, increased infant care, night care and home care are needed for many Inner Mission parents to get off or stay off welfare.

In another area of community services, none of the 15 Latin American nations represented in San Francisco have consulates in the Inner Mission.

In the limited space of this chapter, we only outline the major community services needs in the Mission and mention solutions proposed by leaders of various Mission Community and City agencies and organizations. The public and private community service agencies in the Mission District do their own planning of programs and facilities. We can only act here as a central forum of key information on problems and possible improvement methods. Using this and other information available to them, Mission Community groups can set goals and strategies to obtain betterment of these community services in the Inner Mission.

*Chapter IV - Community Services, except Section V - Health (see Section V), researched and written by Gregory Montes, MHDC Planner.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Community Services are recommended to the Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Provide sufficient community services in the Inner Mission in schools, childcare centers, health clinics, cultural centers, churches and consulates so that Mission residents, particularly low and moderate income individuals, can learn and socialize to increase their knowledge, abilities and pleasures; be in good health and participate in their ethnic backgrounds.

Policies

A. Education

1. Needs Assessment

Public and private schools serving the Inner Mission (see figure 15) should provide increased participation of students, parents and community groups in needs assessment, program and facilities planning, implementation and evaluation. Carrying out of community-approved solutions in all schools serving the Inner Mission should begin no later than the semester following issuance of recommendations.

2. Learning Levels

The basic skills learning levels of students in elementary and secondary Mission District schools, and of Spanish-Speaking and other ethnic backgrounds found in the Inner Mission, must be brought up to the average levels of California public schools.

3. Dropout Rates

The dropout rate among students in public and private schools serving Inner Mission students should be reduced, with more individualized instruction, diagnosis of learning problems and other means, to the City-wide level and preferably to 5% or less.

4. ESL-Bilingual/Bicultural Programs

The emphasis should be on proficiency in both English and Spanish in all subjects; on preparation for living in American society and on retaining appreciation of and involvement in the culture(s) with which one is identified in part or totally. Multi-lingual, multi-cultural learning should be made available to interested students from kindergarten through senior high school.

5. Student/Class Ratios

Classes in public and private schools serving Inner Mission students must be kept to the following maximum sizes:

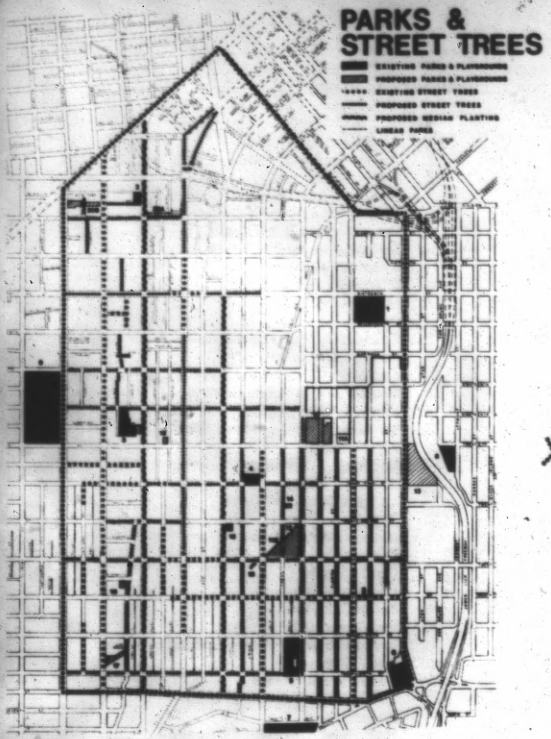


Fig. 10 PARKS

A. Existing
1. Franklin Square
2. Levi-Strauss Playground
3. Mission Playground
4. Folsom Playground
5. Garfield Square
6. Rolph Playground
7. Precita Park
8. McKinley Square
9. Dolores Park

B. Proposed
10. Park -- 20th & Harrison
11a. Gymnasium -- Community Center, Alternative A Site
11b. Gymnasium -- Community Center, Alternative B Site
12. Park -- 23rd & Harrison
13. McKinley Square Addition
14. Mime-Troupe Mini-Park
15-19. Mini-Parks
20.a,b. Mission-to-Dolores Linear Park.

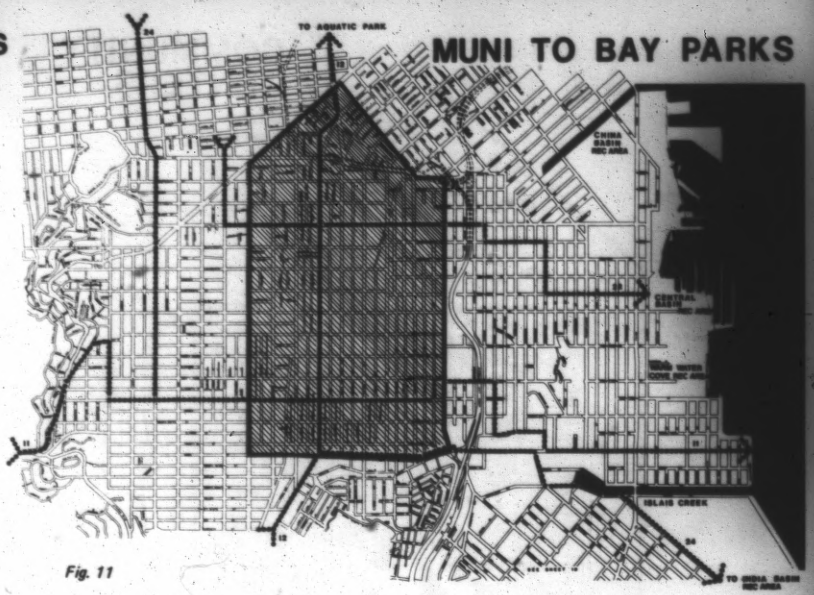


Fig. 11

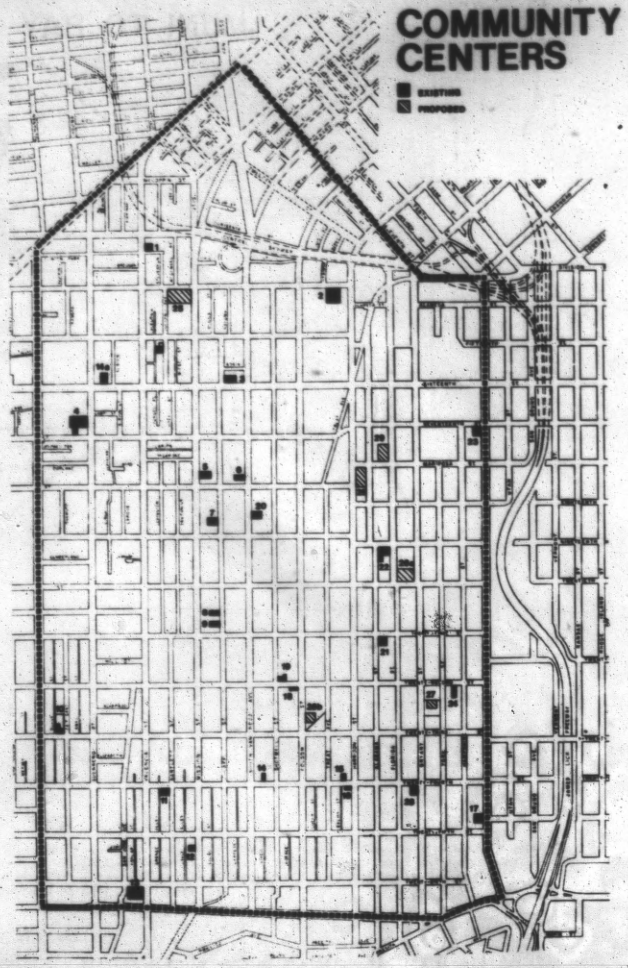


Fig. 14

Fig. 14

COMMUNITY CENTERS

A. Existing

1. American Indian Center
2. Youth For Service Center
3. Redstone Building
   OBECA/Arriba Juntos
   Mission Mental Health Center
4. Columbia Park Boys' Club
5. LULAC (League of United Latin American Citizens)
6. Mission Rebels in Action
7. Mission Neighborhood Adult Center
8. Community Music Center
9. People's Law School
10. Jamestown Recreation Center
11. Mission Branch Public Library
12. Mission Model Neighborhood Corp.
13. Salvation Army – Men's Social Service Center
14. a. La Raza Information, Tutoring and Legal Center
    b. La Raza Silkscreen Center
15. 24th Street Place
16. Mission Neighborhood Family Center
17. Centro Latino
18. Horizons Unlimited
19. Polish Club, Inc.
20. San Carlos Hall
21. Mission Branch, San Francisco Boys' Club
22. Centro Social Obrero
23. SER (Services Employment Redevelopment)
24. RAP (Real Alternatives Program)

B. Proposed

25. Armory Mission Community Center
26. a. Inner Mission Gymnasium-Community Center – Alternative A site (see Chapter III)
    b. Inner Mission Gymnasium-Community Center – Alternative B site

Kindergarten - 20; Grades 1,2 - 22;
Grade 3 - 24; Grades 4,6 - 26;
High schools - 25-28, depending on subjects,
except physical education - 37/class

6. Special Programs

Innovative, more flexible programs, which encourage learning and self-confidence in students should be increased in public and private schools which serve Inner Mission residents. Those programs include multi-media centers, creative arts workshops,"schools-within-schools", open classes, individual instruction and inter-disciplinary studies.

7. College and Career Preparation

College and career preparation, through counseling, courses offered, arrangement of interviews and encouragement of students, should allow all Inner Mission residents attending public and private schools to competitively apply for entrance to the college or career of their choice.

8. Ethnic/Racial Composition - Students

The children of Inner Mission residents should attend integrated public and private schools. The bussing distances should not involve excessive travel. Sufficient numbers of Inner Mission ethnic groups should remain at Mission District Schools to tie the schools to the neighborhoods ethnic life. Since community comment on and formulation of the Unified School District integration plan is incomplete at present, specific ethnic-racial percentages are not recommended here for Mission District schools.

9. Ethnic/Racial Composition - Teachers, Administration

Public and private schools attended by Inner Mission students should have teachers and administrators, both at sites and central offices, with ethnic backgrounds and language abilities proportionately to those of the students.

10. Student/Administration Ratio

Public and private schools serving the Inner Mission should not have excessively large administrative bureaucracies which take disportionate amounts of funds from services to students.

11. Teachers' Salaries

The salaries of public and private school teachers and administrators of Inner Mission students should attract high quality personnel and should give those individuals pay justified by their education, performance and length of service.

12. Finances

Public and private schools serving the Inner Mission should annually distribute to the involved parents and/or students, program budgets, reviewed beforehand by independent auditors, which explain to non-experts exactly how, and in what quantities they spend their funds and what surpluses or deficits result.

13. Earthquake-Proofing of Schools

The current earthquake-proofing of public schools should be arranged to cause minimum overload in class sizes.

14. New Educational Facilities

Colleges, universities and career training organizations should be encouraged to locate facilities in the industrial and commercial zones of the Inner Mission as long as they cause no undesirable environmental effects, no uncompensated residential relocation, and bring higher proportionate employment and enrollment for Inner Mission teachers, administrators, service personnel and students.

15. Job Training

Training in blue and white collar jobs must decrease unemployment and underemployment in the Inner Mission, particularly among recent immigrants.

B. Childcare and Headstart

1. Basic Services

Inner Mission childcare centers (see figure 15) should provide not just custodial childcare but day and also night care with educational, social and cultural benefits for the children.

2. Expansion of Services

Childcare centers in the Inner Mission aided by public and private sources should increase their services in terms of day and night care, home care, infant care, help for abused children, health screening, nutrition and coordination of resources, until every child in the district receives the care and education that it needs at prices that its parents can afford.

Recently, San Francisco voters made it City policy that all San Francisco children receive quality childcare. That pledge must be carried out with appropriated funds.

3. Childcare and New Developments

All developers of new large commercial, residential (50 units or more) and recreational buildings in the Inner Mission should be encouraged by the City Planning Commission, Board of Supervisors and major Mission Community groups to install childcare facilities for the children of the building's users.

4. Home Care

Childcare in homes (6-10 children/home) by para-professionals should be encouraged as a less expensive way to help meet the need.

5. Headstart

Headstart Centers should be continued in the Inner Mission and improved with increased parents' participation, follow-up in grammar schools and coordination of resources with childcare centers.

C. Health

1. Care Eligibility

Health care in the Mission District is an individual's right, not a privilege.

2. Preventive Medicine

Emphasis should be on prevention of illness rather than on waiting for it to occur; that includes caring for the individual as a whole rather than as a disease entity.

3. Community Needs

The existing and proposed health facilities (see figure 16) should adapt their programs to the needs of the community, particularly in providing the services needed in the Inner Mission for dental care, drug abuse, alcoholism and mental health.

4. Large Hospitals

St. Luke's Hospital and San Francisco General Hospital (see fig. 17) should continue to increase their responsiveness to the Mission Community.

5. Drug Abuse

Drug detoxification, rather than drug maintenance by methadone or any other method, should be emphasized by local medical facilities.

D. Culture

1. Mission Armory

The Mission Armory (see figure 14) must become a multi-purpose, multi-ethnic community center for culture (both traditional and contemporary), education, recreation and community services. The center, to be operated by a non-profit Mission Community corporation, could charge rents to profit-making organizations for temporary use of parts of the building. The profits would go to improvements on and in the building and for programs carried on within the building by non-profit Mission Community groups.

2. Mission Branch Library

The Mission Branch Library should continue to expand the books, exhibits and other educational materials which reflect the cultural composition of the Inner Mission District.

E. Churches

1. Community Use

When appropriate and necessary, Mission Community groups should continue asking Inner Mission District religious congregations for part-time use of their buildings or open spaces (see figure 18) for community improvement purposes.

F. Consulates

1. Inner Mission Location

As much as possible, nations which have ethnic representation among Inner Mission residents, should be encouraged to establish their consulates in the commercial zones of the district.

III. EDUCATION

A. Problems

Inner Mission residents, and especially those of Spanish origin, have completed considerably fewer school years than have San Franciscans as a whole. For example, while 29.4% of San Franciscans over age 25 have completed four years of high school, only 24.6% in the Mission have done that and only 22.2% among Spanish origin Missionites (see Table 32 for details).

The Inner Mission District has a much higher percentage of school-age population than does San Francisco overall (see Table 33). While 25.9% of San Franciscans were between ages 5 and 24 in 1970, 41.4% of Mission residents were in that age range and 50.1% of the areas Spanish origin people were between 5 and 14 years old. Considering the poverty in the Inner Mission (see Chapter II, Section III) one realizes that the district has many students, many of whom are poorly prepared for learning and are poorly motivated to study and reach productive occupations.

At this time it is difficult to present the education situation and needs of students in the Inner Mission because of the following two major programs:

1. Integration

The plans for secondary public school integration are now being discussed with parents; will not be finalized until June, 1974, and will not be implemented until September, 1974.

2. Earthquake-Proofing of Schools

The reconstruction of San Francisco public schools will take until 1977 and cause many transfers of students and double session schools. (See Appendix B)

However, the educational sitation for Inner Mission students can be reviewed to a large extent because:

1. Student bodies and teachers of schools are usually kept intact during earthquake-proofing.

2. Integration allows each public school a variation of +15% from the school district average ethnic/racial

Fig. 15

MISSION DISTRICT CHILCARE AND HEADSTART CENTER AND OFFICES

A. Inner Mission District

1. Mission Childcare Consortium
2. HEW
3. EOC/Head Start
4. USD
5. Mission Childcare Consortium
6. Mission Childcare Consortium
7. Mission Childcare Consortium
8. State
9. EOC/Head Start
10. USD
11. Mission Childcare Consortium
12. Parents' Coop.
13. State
14. EOC/Head Start
15. Mission Child Care Consortium
16. United Presbyterian Church
17. EOC/Head Start
18. Holy Family Day Home
19. Mission Childcare Consortium
20. EOC/Head Start
21. USD
22. Mission Childcare Consortium
23. EOC/Head Start
24. USD
25. USD

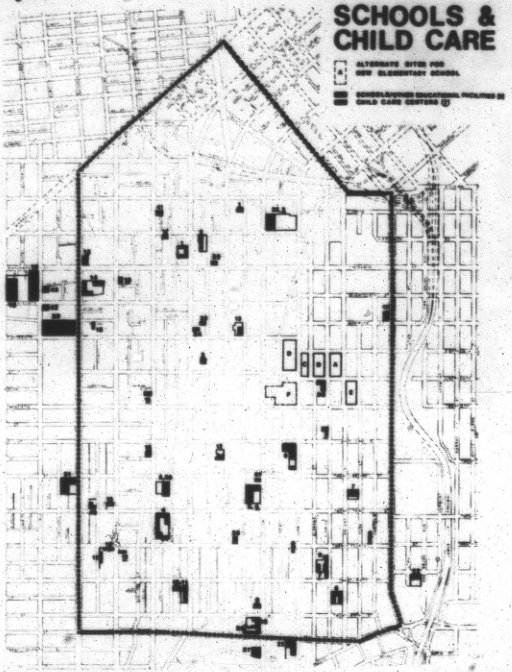
Fig. 15

Part I – Schools

E = Elementary; J.H. = Junior High; H.S. = High School

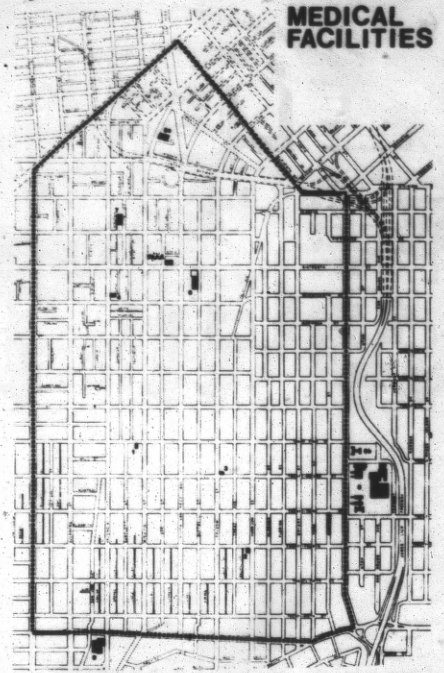
1. Marshall Annex (E)
2. Marshall (E)
3. Samuel Gompers (HS)
4. Horace Mann (JH)
5. Hawthorne (E)
6. John O'Connell (HS-Vocational)
7. Bryant (E)
8. Sunshine (For Handicapped)
9. St. Peter's (E)
10. Immaculate Conception Academy (HS–Girls)
11. St. James (E)
12. St. John's Lutheran School (E)
13. St. Charles (E)
14. Notre Dame (E & HS–Girls)
15. San Francisco Christian School (E)
16. Cogswell Polytechnical College (Vocational)
17. California School of Professional Psychology
18. Sanchez (E)
19. Everett (JH)
20. Mission (HS)
21. Edison (E)
22. Le Conte (E)
23. Buena Vista (E)
24. Buena Vista Annex (E)
25. a. Potrero Hill (JH)
    b. James Lick (JH)
26. J. Eugene McAteer (HS)
27. St. Anthony's (E)
28. Immaculate Conception (E)
29. St. Paul's (HS)

Fig. 15



30. St. Paul's (Intermediate)
31. a. St. Paul's (E)
    b. Mission Dolores (E)
32. Far West Laboratory for Educational Research and Development
33. OBECA/Arriba Juntos
34. LULAC (League of United Latin American Citizens), S. F. Council No. 2008
35. Mission Rebels in Action
36. Mission Language and Vocational School
37. Horizons Unlimited
38. La Raza Information Center
39. Colegio de la Mision (LULAC), Samuel Gompers High School
40. Mission Education (Spanish Bilingual) Center Unified School District
41. Unified School District – Information Center – Mission District (Zone 3)
42. Mission Reading Clinic
43. Roman Catholic Archdiocese of San Francisco, Dept. of Education

Fig. 16



COMMUNITY MEDICAL FACILITIES

1. American National Red Cross
2. Centro de Cambio
3. Centro de Salud
4. Mission Alcoholic Center
5. a. Mission Mental Health
   b. Child Psychiatric Unit
   c. Redstone Counseling Center – Team I
   d. Mission Day Treatment Center
6. Mission Neighborhood Health Center
7. Native American Health Center
8. San Francisco General Hospital (San Francisco Medical Center)
   Emergency Care
   Ward 93 – Mission Methadone Maintenance Program
   b. Family Health Center
   993 Potrero Avenue
9. St. Luke's Hospital
   Emergency Ward; Drug Overdose Program

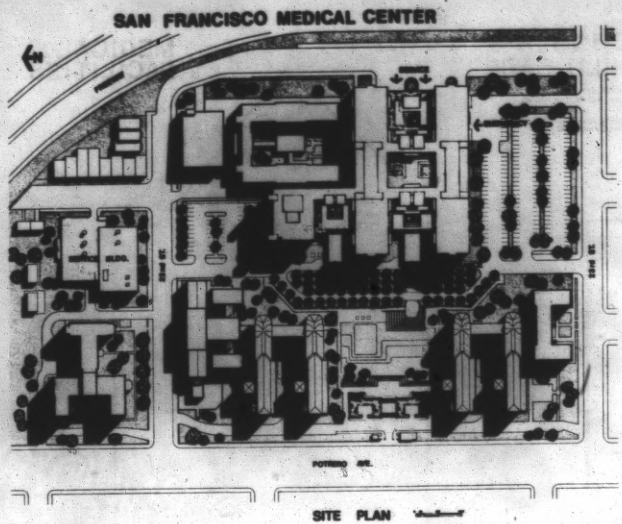


Fig. 19

A. Churches

1. Assemblies of God, Independent
   a. Bethel Temple – Fellowship Hall
2. Assemblies of God
   a. Iglesia Sion
   b. Mision Bethel Church
   c. Iglesia Roca de Salvacion
3. Baptist
   a. Great Shepherd Baptist Church
   b. St. Mark's Institutional Baptist Church
   c. Tabernacle of Faith
   d. Spanish Speaking Baptist Church
   e. Primera Iglesia Bautista del Sur
   f. Emanuel Baptist Church
4. Catholic, Roman
   a. Latin American Mission Program
   b. St. James Catholic Church
   c. St. Peter's
   d. Saint Charles Catholic Church
5. Christian Science
   a. 2nd Church
   b. Reading Room
6. Church of God
   a. The New Testament Church of God
   b. All Nation Church of God
7. Church of Jesus Christ of Latter-Day Saints
   a. Mission Ward Bishop's Office
8. Covenant
   a. First Covenant Church
9. Episcopal
   a. St. John the Evangelist Episcopal Church
   b. Holy Innocents Mission District Episcopal Church
10. Gospel of Christ
    a. The Voice of Christ Full Gospel Church
    b. Free Evangelic Church Full Gospel
11. Jehovah's Witnesses
    a. Mission Congregation
12. Krishna Consciousness
    a. International Society for Krishna Consciousness, Inc., Radha Krishna Temple
13. Lutheran
    a. Ascension (Norwegian) Lutheran Church
    b. St. John's Lutheran Church
    c. St. Matthew's (German) Lutheran Church
    d. Trinity Lutheran Church
14. Orthodox Eastern
    a. The Annunciation, Greek Orthodox Cathedral
    b. Russian Convent of Our Lady of Vladimir
15. Pentecostal
    a. Apostolic Temple of San Francisco
    b. Iglesia Pentecostal, Liro de los Valles
    c. New Testament Church
16. Presbyterian, United
    a. El Buen Pastor Presbiteriana – Community Dev. Services
    b. Metropolitan Community Church (formerly Korean Presbyterian Church)
    c. Mission United Presbyterian Church
17. Salvation Army
    a. Mission Corps
18. Seventh Day Adventist
    a. Seventh Day Adventist Church – Latin American
    b. Seventh Day Adventist Tabernacle
19. Spiritualist Church
    a. The First Spiritualist Temple

B. Synagogues – Jewish, Orthodox

20. Congregation B'Nai David

C. Inactive Churches

21. Chinese Community Church

CHURCHES

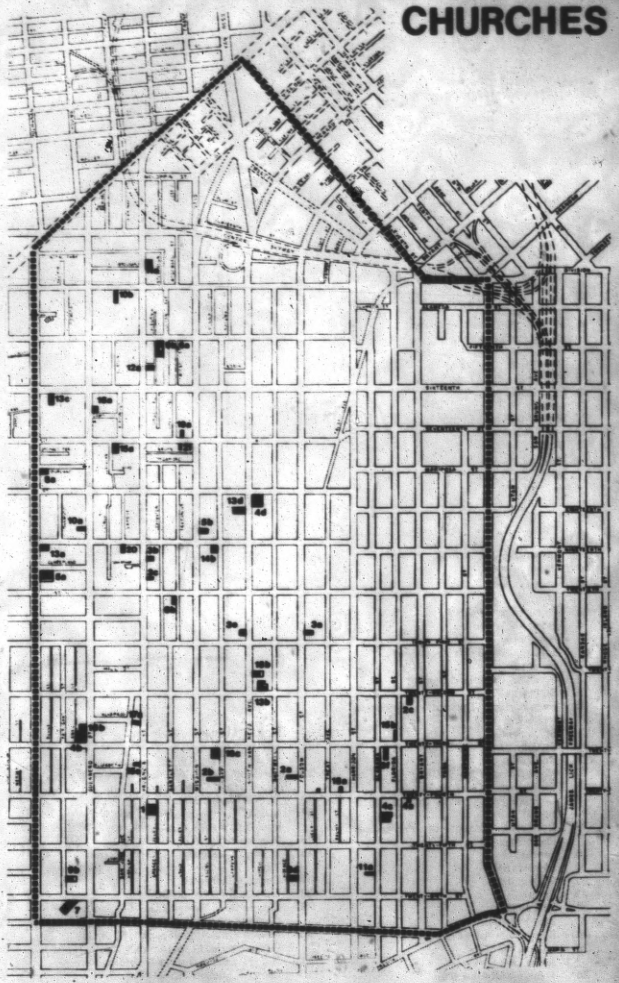


Fig. 18

composition. This leeway causes less disruption.

3. The junior and especially the senior high schools related to the Inner Mission take students from large areas (see Appendix C) which contain racial diversity among residents.

B. San Francisco Unified School District

I. Learning Levels Achieved

On of the most important measures of success of any school system is how well the students learn to perform the basic skills taught there. In the Inner Mission, one of the most serious educational problems is that public school students achieve at every grade level, especially in high school, learning levels considerably lower than those of students in the more middle class parts of San Francisco. See Appendix D for details on the learning levels in grades 3, 6 and 12 in the over-all Unified School District and in schools with students mainly from the Inner Mission. The appendix also has statistics on learning levels achieved by the total school population and students from minorities, including the Spanish-Speaking/Surname (SS).

The following table shows that while students in Inner Mission schools are not substantially below district learning levels in their early years, such as 1st grade; they continuously fall back as the years progress. By grade 12, the last year of high school, Mission District students are far behind the San Francisco averages in knowledge acquired.

Table 31.

(See Appendix D for more statistics on Learning Levels in Inner Mission Schools)

	Grade One Reading Grade Equivalents	Grade Low 8 Reading Grade Equivalents	Grade Low 12 Reading Social Studies "At Grade Median" - 50th%ile
District		District	District
75th%ile	2.1	75th%ile 8.8	75th%ile 5.8
50th%ile	1.8	50th%ile 6.6	50th%ile 3.9
25th%ile	1.5	25th%ile 4.9	25th%ile 1.4
% tested	94%	% tested 81%	% tested 83.9%
Hawthorne		Horace Mann	Mission H.S.
75th%ile	1.9	75th%ile 7.2	75th%ile 4.3
50th%ile	1.7	50th%ile 5.4	50th%ile 1.9
25th%ile	1.5	25th%ile 4.2	25th%ile .7
% tested	84.1%	% tested 83.8%	% tested 84.6%

Table 31 Explanation: For Example, 75th%ile at Hawthorne School had Grade Equivalent of 1.9 which means 75% of those tested at Hawthorne had scores which indicated their Grade Equivalent below 1.9 and 25% were above that grade equivalent in learning accomplished. The 50th%ile scored at 1.7 Grade Equivalent which means 1/2 scored above and 1/2 below that Grade Equivalent.

TABLE 32

INNER MISSION: NUMBER OF SCHOOL YEARS COMPLETED*

Schooling Completed	San Francisco Persons	%	Mission Persons	%	Spanish Origin Mission Persons	%
Persons Over Age 25	458,831		30,484		11,322	
None	12,664	2.3%	1,095	3.6%	451	4.0%
Elementary School						
1 - 4 Years	16,196	3.5	2,043	6.7	1,234	10.9
5 - 7 Years	37,983	8.3	4,534	14.9	2,429	21.5
8 Years	40,074	8.7	3,668	12.0	1,198	10.6
High School						
1 - 3 Years	68,465	14.9	5,679	18.7	2,155	19.0
4 Years	134,770	29.4	7,495	24.6	2,514	22.2
College						
1 - 3 Years	72,024	15.7	3,151	10.3	822	7.3
4 or more Years	76,655	16.7	2,819	9.2	519	4.6

*S.F. City Planning Dept., "Mission - 1970 Census: Population and Housing, Supplemental Summary and Analysis", January, 1973, p. 13, Table 7.

TABLE 33

INNER MISSION - AGE STRUCTURE, 1970*

	San Francisco		Mission		Spanish Origin		Mission Excluding Spanish Origin	
Age	Persons	%	Persons	%	Persons	%	Persons	%
Under 5	43,003	6.0%	4,701	9.0%	2,839	12.2%	1,862	6.5%
5 - 14	89,564	12.5	7,943	15.3	5,025	21.7	2,918	10.2
15-24	124,506	17.4	8,892	17.1	3,997	17.2	4,895	17.0
25-34	107,699	15.0	7,681	14.8	3,148	13.6	4,533	15.8
35-44	79,997	11.2	5,901	11.4	3,298	14.2	2,603	9.0
45-54	86,638	12.1	5,328	10.3	2,012	8.6	3,316	11.5
55-64	84,529	11.9	5,229	10.0	1,547	6.7	3,682	12.8
65-74	62,447	8.7	3,855	7.4	909	3.9	2,946	10.2
Over 75	37,291	5.2	2,344	4.5	408	1.8	1,936	6.7
Median Age	35.7		29.7		23.3		35.0	

*S.F. City Planning Dept., "Mission - 1970 Census: Population and Housing, Supplemental Summary and Analysis", January, 1973, p.9, Table 4.

Table 31 shows that students in Inner Mission schools achieve lower learning levels as they go to higher grades. It seems reasonable that the teachers, programs and parents share responsibility in the worsening situation.

Also, Spanish-Speaking/Spanish-Surname students in grades 1 through 6 in both the Mission District and San Francisco have median grade equivalent scores about .1 to .4 lower than do all students in those grades in the Unitifed School District (see Appendix D, Part V). At least until the 6th grade, Filipinos score higher than the Spanish-Speaking, at about the school district level. This is probably due to the fact that English is used more frequently as a second language in the Philippines than in the native countires of the Latin American students.

The following sections on ESL and bilingual/bicultural programs; on parents' participation and school reading programs point to methods used now to improve reading levels.

2. Dropout Rates

The dropout rate at Mission District senior high schools is higher than the average for the S.F. Unified School District which was 6.6% of enrolled students in 1972-73.

In that year, 8.8% of girls and 2.3% of boys in the student body at Mission High School dropped out and a full 12.5% of the Spanish-Speaking male students left school (see Appendix E). In the school year, 1972-73, at Samuel Gompers Senior High, whose classes moved to J. E. McAteer in September, 1974, 8.5% of females and a substantial 18% of males dropped out while 14.4% of Spanish-Speaking male students left.

The high dropout rate leads to increased underemployment and unemployment. The serious dropout problem in Mission District senior high schools calls for several approaches mentioned in this section, including: increased parents' participation in school activities and teaching; smaller classes; about twice as many counselors as at present; innovative teaching with multi-media centers, emphasis on ethnic cultures, more relevant subject matter; individual student needs assessment and remedial reading or other tutorial classes.

3. Student/Class Ratios

Most Mission District school classes are not above the size goals set by the Unified School District. Although about one half of secondary school classes, related to the Mission, were above the size goal in September, 1973, most class sizes are reduced in the first semester, through class transfers, to the accepted levels. Buena Vista School and Marshall Annex (enrollment frozen now) are the two most crowded Mission District Elementary Schools.[2a]

The class size goals for the Unified School District are as follows:[2b]

Kindergarten	32-4
Grades 1-2	24
Grade 3	25
Grades 4-6	30
Junior and Senior High English	25
Foreign Languages, Math, Science, Social Studies, Business Education	30
Other Courses	28
Physical Education	37

The class size goals are usually attained but it is not mandatory in the Unified School District, except at the Elementary level, to achieve them.[3]

The San Francisco Federation of Teachers seeks lower class size goals,[4] as follows:

Kindergarten	20
Grades 1-2	22
Grades 3	24
Grades 4-6	26
Junior and Senior High:	
English	25
Other Courses	28
Physical Education	37

The MCO Education Committee has sought for several years mandatory class size goals similar to those desired by the teacher's union.

4. Ethnic/Racial Composition and Integration
Students and Teachers

The ethnic/racial composition of students in Mission District public schools, as of September, 1973, is below. The ethnic/racial breakdown of USD teachers and school administrators for Fall, 1973 is not published yet. Therefore, those figures are given for Fall, 1972. However the personnel at public schools has not changed significantly in one year, either because of integration or earthquake proofing.

TABLE 34

ETHNIC/RACIAL COMPOSITION
STUDENTS, TEACHERS, PRINCIPALS
MISSION DISTRICT AND SAN FRANCISCO SCHOOLS[5]

Students - Sept. 1973 / Teachers, Principals - Nov. 1972	Students Pre-K - 12			Staff: Teachers (Full-time)			Staff: Principals, Assist.Princ.		
	SS	F	Total	SS	F	Total	SS	F	Total
Mission District Public Schools[6]	4,386 36%	1,212 10%	12,239 100%	51 8%	9 2%	645	8	1	36
All S.F. Public Schools (Unified School Dist)	11,131 14.3%	5,715 7.3%	78,023 100%	136 3%	65 2%	4,142 100%	16 7%	2 1%	244 100%

SS = Spanish/Speaking/Spanish/Surname
F = Filipino

Total = SS, F + all other white and non-white.

In the multi-ethnic San Francisco public schools, at least 11.3% more Latino and 5.3% more Filipino teachers are needed. Even with integration, probably at least 15% of Mission District students will still be Spanish-Speaking and at least 8% Filipinos. Thus, at a minimum, 7% more Spanish-Speaking teachers and 6% more Filipino teachers will be needed in the Mission District schools.

Ethnic minority students at both the elementary and secondary levels need to have a proportionate number of teachers and administrators who understand their native languages and cultural values, who can offer courses and materials which stimulate pride and interest in their native cultures and who can help them function in American society and the English Language.

5. ESL-Bilingual/Bicultural Programs

Programs in ESL (English as a Second Language) and bilingual/bicultural learning in San Francisco public schools have increased considerably in the past 3 years and will continue to expand (see Appendix F). Also, USD operates the Mission Education Center (180 Fair Oaks St.) where at present 80 students, mainly recent arrivals from Latin America, receive from 6 teachers, up to 1 year of bilingual Spanish-English education and preparation for American schools. The center is in a condemned building and hopes to find a new quarters in the next year. The Mission Education Center needs 8 classrooms, an office and curriculum room centrally located in the Inner Mission, either in an existing building or perhaps in 10 bungalows on vacant land.[7]

See Appendix G for the services, including bilingual classes, offered by the Mission Education Project of the Mission Model Neighborhood Corporation, until it lost funding in July, 1973. The appendix also includes a summary of the independent evaluation done of MEP in April, 1973.

There is some debate in the Mission Community as to whether more emphasis should be on ESL classes and whether Spanish bilingual classes do not adequately prepare Latin Americans for the American culture and English language. Tests reviewed by an independent program audit indicate that by the 4th grade, bilingual students scored higher in reading in Spanish and English than did "English-dominant" who did better than "Spanish-dominant" students, although all students performed significantly higher in English than in Spanish.[8] Nonetheless, since questions have been frequently raised, it would probably be good for Mission Community groups and agencies involved in education and USD administrators, teachers and the Spanish Bilingual Advisory Committee to meet in several weekend workshops to discuss how to increase the existing integration of ESL courses in the bilingual/bicultural programs in order to further increase the proficiency of elementary and secondary students in academic subject learned in both Spanish and English. The USD Elementary Division states that it has no further room in Mission District schools for more bilingual and ESL programs.[10] Also, there is a need in the bilingual programs for more emphasis on various Latin American and Chicano cultures, through increased study, participation and availability of learning materials, displays, films, field trips and resource people related to those diverse societies.[11]

The Filipino Education Center is in the South of Market District. Similarly, bilingual/bicultural, and multi-cultural programs in public schools, which include Filipinos, need expansion, and teaching of Filipino culture.

6. Special Programs

Mission District public schools have tended to receive fewer special educational programs, methods, materials and facilities than have schools in more prosperous parts of San Francisco. USD administrators generally agree that middle class parents show more interest, persistence and success in obtaining from USD these benefits for their children than do poorer parents.[12]

ESL and bilingual/bicultural programs have introduced some new approaches in the Mission. But still, many special programs are lacking in the neighborhood's schools.

Elementary Schools

At Paul Revere Elementary School in Bernal Heights, near the Inner Mission, there is a multi-media center with films, darkroom, workshop, kitchen and materials for independent student research in arts and sciences. If a new grammar school is built in the Inner Mission, it should contain a multi-media center.

The USD Elementary Division states that it encourages voluntary "needs assessment" in each of its schools.[14] The school "Site Committee", composed of about 5 to 15 parents and teachers, undertakes the assessment. The Division administrator is not certain if that assessment and meeting of needs has taken place in any Mission District elementary schools.[15]

Junior High Schools

The Junior High Division Assistant Superintendent feels that student learning interest and satisfaction can be increased through the following methods:[16]

1. Diagnostic Centers.

Counselors, by grades, for advice and referrals on courses, careers and even family and individual problems.

2. "Schools-Within-Schools"

Grades run as units with their correspondent students, teachers, counselors and administrators. Horizontal instead of vertical structure. Adjust programs more flexibly to meet current student needs.

The present status of the above two methods in Mission District junior high schools is as follows:

1. Horace Mann.
   Not done but principal wants to implement these approaches.

2. Everett and Potrero Hill
   Modified use of methods exists.

3. James Lick.
   Earthquake-proofing has delayed creation of "schools-within-schools".

Some teachers emphasize that diagnosis of student learning problems and "prescriptions for remedies"are more important than "schools-within-schools" and similar rearrangements.[17]

Another Mission Community concern is that more special programs in schools will unduly increase administrative staff. One suggestion is that mainly para-professionals be hired to increase special services and thus provide maximum learning benefits to students.

Senior High Schools

In 1972-73, students, teachers and administrators at Mission High School prepared the MEC Report which suggested for that school, the following special programs:[18]

> Free schedules, Individual Instruction, Career Education, Interdisciplinary Studies, Program Budgeting, Multi-Ethnic Theatre and Museum.

Some of these special programs have been carried out.

After 1975, Samuel Gompers High School, at 22nd and Bartlett, will no longer be occupied by classes from other schools undergoing earthquake-proofing. Gompers may be used for expansion of John O'Connell Vocational School (about 4 blocks away). It is wired for workshops and heavy power equipment.[19] Gompers lacks the gymnasium and science labs needed for an adequate high school. In Fall, 1973, the Senior high students from Gompers moved permanently to McAteer High School.

7. College and Career Preparation

Parents, sudents and community organizations in the Inner Mission have stated their dissatisfaction with the college and career counseling and preparation offered in Mission District schools. The S.F. Federation of Teachers wants the Unified School District to provide at least one counselor per every 250 secondary school students instead of as at present, about every 450 students.[20] The Federation feels that the current ratio prevents counselors from doing much more than processing papers.

The USD Senior High Division Assistant Superintendent states that both Mission High School and J. Eugene McAteer High, which serve the Mission District, offer the courses necessary for any diligent, enterprising student to compete successfully for admittance to the best colleges in California and out-of-state.[21]

However, the San Francisco Federation of Teachers asserts that several advanced math and foreign language courses, needed for entrance to the best U.S. colleges, are lacking at Mission High.[22]

The San Francisco chapter of LULAC (League of United Latin American Citizens), at 2183 Mission Street, and La Raza Information-Tutory Center, 3174 - 24th Street, San Francisco, seek to increase college counseling and recruitment for Latin high school students and to provide follow-up tutoring and counseling for Latin students colleges.

8. Parents' Participation and Community Relations

USD administrators emphasize the need to improve parents' participation, especially at the higher grade levels, in the Mission District, to obtain input on programs and methods; to encourage parents to encourage students in their work and to help solve any discipline problems which might arise. Most USD administrators and teachers feel that at present junior and senior high schools serving Inner Mission residents do not have serious discipline problems.[23]

Mission Community groups interested in education have differed with USD on many issues. Difficulties have arisen over Civil Service qualifications, USD hiring freezes, hiring para-professionals, hiring Mission District residents, the choice of particular individuals for USD jobs.

9. Teachers Salaries

The S.F. Federation of Teachers feels that San Francisco USD salaries for teachers are so low, relative to the high cost-of-living here, that the public schools cannot attract quality teachers. For example, a San Francisco teacher with a Bachelor's Degree can begin at $8,265 per year while a teacher at the same level in New York City or Chicago would eary $10,000 per year; an S.F. teacher with Bachelor's and Master's Degrees could earn, after 14 increments from the base salary, $17,115, while a Chicago teacher would earn $20,000.[24]

The teacher's union, Local 61, asserts that relatively few of the minorities graduating from college and graduate school want to become teachers because other better-paying professions are open to them.[25]

10. Student/Administration Ratio

In January, 1974, the San Francisco Grand Jury sharply criticized the USD for allowing its central administration at 135 Van Ness to grow from 40 to 94 people while student enrollment in San Francisco public schools decreased by 20%.[26]

However, USD states that it had 73 administrators ("certificated personnel") at the central office in 1972-73.[27] It is difficult at present to determine exactly how top-heavy the USD structure is. The number of "Classified Personnel" which includes the secretaries and clerks needed by more administrators, has not been published since 1970. One high-level USD administrator estimates that the USD administration has increased by about 30 positions in the past 5 years.[28] Although total enrollment has decreased by 16,982 (or -11.3%) in San Francisco public schools in the past 5 years[29] new programs such as ESL and bilingual/bicultural classes require some new administrators.

At any rate, community groups distrust USD administration growth. The school district should do the following to begin to restore some confidence:

*Provide annually, a detailed list of the positions and salaries of all USD employees at 135 Van Ness, ranging from top administrators to secretaries and service personnel.

*Decentralize as much staff as possible from the downtown office and give them more work at the schools.

11. USD Finances

A recent state law, SB 90, requires that additional public education costs beyond inflation, cannot be paid for by increased assessment on the property tax. Instead a set amount per child (now $1,420) is multiplied times average daily attendance to determine the amount of USD funds which can be levied from the property tax. This law, plus automatic increases due to regular pay raises, busing and social security benefits, will apparently cause large financial problems for the Unified School District (USD) in the fiscal year 1974-75 and beyond. According to the USD Fiscal Department, the budget squeeze will create a $7 million deficit in 1974-75.[29a] Some, including teachers, are skeptical; they say USD has avoided them. The recent S.F. Grand Jury report more bluntly states that

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poor accounting and budget analysis have caused USD to uncover forgotten assets of up to $19 million.[30]

Whatever the case, the Senior High Division warns that in 1974 it may have to start eliminating the less essential courses.[31] The Elementary Division has been told to cut back its 1974-75 budget from last year's level by 6%.[32]

12. Earthquake-Proofing of Public Schools

See Appendix B for the costs, schedule and reconstruction involved in earthquake-proofing public schools in and near the Inner Mission District by 1977. San Francisco voters approved in November, 1973, a $38 million bond issue to pay for earthquake-proofing public schools throughout the City. The reconstruction will cause temporary transfer of many Mission District students. Hopefully, the quality of education will not suffer because of these moves.

13. New Grammar School

The Buildings Department at the Unified School District plans to construct a new grammar school in the lower NEIZ.[33] Hopefully, the school design will provide for efficient, cheerful interior spaces with outside views; innovative learning programs; maximum possible, adjacent open space and maximum daily use of both indoor and outdoor spaces by students, families and Mission Community groups.

C. Catholic Schools

Table 35
Various Statistics - San Francisco Catholic Schools -1973.[34]

Catholic School Students, Elementary and Secondary	SF - 26,000 Rest of S.F. Archdiocese* - 24,000
Students - Religious Backgroud	90% Catholic 10% Non-Catholic
Average Cost/Child/Year	$265
Minority Students	36% Latin, Filipino, others 11% Blacks 47% Minority 53% "Anglos" 100% Total
Average No. - Class 1966 Students Class 1973	55 37-40
Teachers - Ethnic/Racial Composition - 1973	15% Minority (Latins, Filipinos, Black) 85% "Anglos" (Germans, Irish, Italians) 100% Total
Teachers' Salaries	Religious - $3,000/year Lay (Non-Religious) - $6,500 - $8,000/year
Teachers' Religious Background	Elementary - Approx. 50% Lay 50% Relig. Secondary - Approx. 75% Lay 25% Relig.

*Archdiocese of San Francisco = San Francisco, Marin, San Mateo and Santa Clara Counties.

From Table 35 we see that San Francisco's Catholic schools need much smaller classes of 20 to 30 students; more, better-paid teachers; and at least 20% to 30% more bilingual/bicultural teachers.

See Appendix H, which shows that in 1972-73, 480 students waited for entrance to Catholic, Mission District schools. Despite the expense to Mission District parents, many of them seek to place their children in Catholic schools where they see more order than in public schools.

1. Special Programs

The S.F. Archdiocese School System admits that it has fewer special programs, including bilingual/bicultural classes, open classes and individualized instruction, than does the Unified School District[35] The deficiency in programs is due mainly to lack of funds. Mission District Catholic schools are ranked by Archdiocese Administration in the following qualitative terms:

Table 36.

(HS)=high school (E)=elementary

Mission District Catholic Schools-Progressive and Conservatives
Estimate of Archdiocesan Dept. of Education - Jan. 1974.[36]

Liberal	Intermediate	Conservative	Uncertain
St. Paul's Primary (Non-Graded, Individual Instruction Diverse Learning Materials)	St. Paul's Intermediate	Mission Dolores (E)	St. Charles (E)
	St. James (E)		
Notre Dame (E, HS) (Open Classes)			
St. Peter's (E) (Bilingual/Bicultural Spanish Classes and Teachers)			

By 1977, evaluation, done by parents, teachers and interested community groups, will be completed for all Catholic schools in San Francisco. Interested Mission Community groups and individuals should contact the Archdiocesan Education Office to find out what stage Mission District Catholic schools are in evaluating their programs and personnel and in recommending ways to improve them.

2. Finances

Catholic schools in San Francisco, and throughout the United States, face critical financial problems which must be alleviated soon or those school systems may die out. At present, Mission District Catholic schools are debt-free although the Archdiocesan schools as a whole are $12 million in debt.[37]

One of the main problems is that Catholic schools have traditionally been supported by their parishes and not by the Archdiocese as a whole. Thus, Catholic schools in poor areas cause a heavier burden

on their parishioners than do those in wealthier areas. For example, while contributions at church support 42% of the San Mateo Catholic Schools budget, the collections pay only for 26% in San Francisco.[38] The larger difference in San Francisco has to be made up for by higher tuition which places heavier burden on poorer Mission District parents.

In June, 1974, the S.F. Catholic Education Department hopes to recommend that all Archdiocesan funds be united across parish boundaries for the support of Catholic schools.[39] The Archbishop can order the move but needs the cooperation of parish pastors to effectively collect the funds.

The Archdiocese does not believe that the much-discussed voucher system of indirect State aid to religious-oriented schools will ultimately be judged constitutional and made law.[40]

D. S. F. Community College District - Mission Facility

The San Francisco Community College District hopes to open within the next year, a temporary branch in the Mission District in an existing building in the area between Mission Street and the NEIZ. The facility would have about 100,000 square feet of useable floor space.[41]

The Community College branch would house the vocational, technical and general educational classes now held at John O'Connell School; the Mission Adult School now housed in evenings at several schools and churches and perhaps also the Colegio de la Mision (run by LULAC) at Samuel Gompers High School.

The Community College District hopes to start construction in July, 1977 of a $10.7 million Mission Community College Education Center.[42] The new building might either be on the site of the temporary facility or at another location in the Inner Mission with the following qualifications:

1. Involve no residential relocation.

2. Near as possible to public and mass transit.

3. As centrally located as possible in the Inner Mission.

Community College encourages students to reach classes by public transit and thus will provide no parking for them at the Mission facility. The College involves Mission Community groups, such as MCO, Mission Planning Council and LULAC, in its planning, through the Mission Advisory Council and the Site Selection Subcommittee.

E. Mission Community Garage - Proposal

Mission education groups might consider finding funds and perhaps a supporting agency or company to set up a Community Garage in the Mission District. Many Mission residents work on cars and trucks frequently to save money or as a hobby or business.

Planners for the Community College District have indicated that they believe the Community College would be willing to teach classes in car repair and mechanics at such a Community Garage.[43]

A fine location for the Garage could probably be found in the Northeast Industrial Zone of the Mission

F. Mission Reading Clinic

The Mission Reading Clinic, funded by Model Cities, started in September, 1972 and is located at 3391 - 16th Street (at Church Street). The Reading Clinic seeks to improve the reading and writing abilities of grammar school students at 11 parochial schools in the Mission District. The clinic now serves 175 students per day at its 16th Street facility and once a week sends out its teachers to the 11 schools to aid teachers there with problems in improving student reading skills. The Clinic uses workbooks, records, tapes, flashcards and reading games to improve vocabulary, comprehension and study skills. At the clinic, there is one teacher or teacher's aide per every 5 children. The small teacher/student ratio, and close attention of the clinic staff helps increase the student's self-confidence and feeling of self-worth.

Within 48 sessions or 4 months, the Reading Clinic has on the average, improved the reading level of each child by 8 months.[44] The clinic's cost per child is relatively high, between $680 and $500, as compared to the USD total per pupil costs of $1,800 to $1,600.[45] However, both educators and parents judge the money to be well spent, especially when one considers the alternative expenses and waste of human potential caused by poor reading ability.

The Reading Clinic staff estimates that of the 7,500 grammar school children in the Inner Mission, at least 50% need extra help to acquire the reading level which their school work requires.[46] Between 75% and 80% of the clinic's students are Latin Americans, many of whom come from homes where English is the second language.

At present, the Mission Reading Clinic is assured of funds only through June 30, 1974. If the clinic is refunded and can gain additional money from Model Cities, the HEW Emergency School Act and other sources, it would want to do the following:[47]

*Set up 2 more clinics, evenly spread across the Inner Mission, each to serve 175 students and thus bring the total served to 575. About 3,000 square feet of space leased at Far West Labs might serve for one clinic.

*Hire more high school aides to assist at the clinics.

*Send teachers to local childcare centers to help teachers there improve reading skills of pre-schoolers.

*Help Inner Mission public schools set up reading clinics.

The Mission Reading Clinic seeks to improve the most important skill required for learning and expression. Students, parents and many others in the Mission Community have been impressed by the relatively quick results, professionalism and warm atmosphere of the clinic and urge its continued funding and expansion.

G. Mission Language and Vocational School

The school, located at the Centro Social Obrero at 2929 - 19th Street, teaches about 700 students, English as Second Language (ESL); typing, business English, math;on-the-job training in banking, community services, trades, store cashiering and other businesses. The various teaching programs are funded by Model Cities, U.S. Department of Labor, Safeway Stores and the City's Social Services Department.

Funding of the Model Cities language program is certain only through June 30, 1974. However additional funds may be found for another year. The other programs at the school will probably be funded into 1975.[48]

There is a great need in the Mission Community for the programs offered by the Mission Language and Vocational School. At present there is a waiting list of 50 people who have applied only in the past 3 months for the English classes. There is a waiting list of 45 for the Safeway Stores checker training program.[49]

If the programs at Mission Language School receive additional funds, the school administrators would like to do the following:[50]

*Set up more classes in typing, business English and math.

*Perhaps start a childcare center at the 19th Street building for children of students.

*Help rpovide community services and spaces for any new subsidized housing constructed near the building (see Chapter VII - NEIZ Plan).

The Language and Vocational School has room for expansion within its present building. The Mission Language and Vocational School has helped many Latin American immigrants, who speak little or no English, to learn the language and get productive jobs with potential for advancement.

H. OBECA/Arriba Juntos

OBECA/ (Organization for Business Economic and Community Advancement), founded in 1965 and located at 2940 - 16th Street, administers several programs for education and employment of disadvantaged, primarily Latin American Mission District residents. The various OBECA programs include: training to work at Crocker Bank, Pacific Telephone and Telegraph and Safeway; Staff Development classes in business, office administration and cross-cultural communication; pre-release counseling, job training and placement for Latin parolees and operation of a Referral and Orientation center to counsel and refer Mission District residents, especially recent immigrants, in matters ranging from employment to housing and education. The OBECA/Arriba Juntos programs are funded by various sources including: Model Cities Agency, Economic Opportunity Council, Department of Labor and several local and national foundations.

Administrators at OBECA/Arriba Juntos would like to do the following if the non-profit organization received continued and increased funding.[51]

*Move headquarters from Redstone Building, 16th Street, to a well-located, sound building in the Inner Mission with less confusing access to offices than as at present. Nearby Far West Labs, 1855 Folsom, has some possibility. The space requirement would still be the same, about 7,500 square feet.

*Evolve the Staff Development classes into a two-year accredited curriculum leading to an A.A. (Associate in Arts) degree. The courses may be the beginning of an Urban Development Training Center which will train Mission Community residents and Latins for management positions in community service agencies.

*If the Model Cities Manpower Program loses funding after June 30, 1974, obtain continued monies for it through the City's Comprehensive Manpower Council.

*Continue efforts with the Levi Strauss Company, Association of Latin American Business (ALAB) and other Mission Community organizations to establish a Latin American market ("mercado") with adjacent

community information center and services in a rehabilitated or new building in a commercial zone of the Inner Mission.

I. Far West Labs (FWL)

See Appendix I for the availability, costs and possible community use of space at Far West Laboratory for Educational Research and Development, 1855 Folsom Street, Phone: 565-1800.

J. La Raza Information and Tutoring Center

La Raza en Accion Local ('The Latin People in Local Action'), a non-profit community corporation with offices at 3174 - 24th Street, Phone: 826-5855, began in 1970 and now operates an Information Center, Tutoring Program, Silk Screen Center (3174 - 16th Street), Summer Arts and Crafts Program and Centro Legal (for civil cases only).

Tutoring

At present, La Raza has 35 bilingual tutors who meet at the homes of students ranging from grammar school through college age, 3 days per week for 2 hours at a time, with one tutor per student. Because of the 1 to 1 ratio, there is a long waiting list for La Raza tutors. For example, 65 students from just one elementary school, Hawthorne, are now waiting to receive tutors.[52]

La Raza soon hopes to set up groups of 3 to 5 students to be tutored jointly by one person.

La Raza would like to rent or perhaps buy (if funds become available), a small building (about 1,700 square feet on ground floor) to house reading materials and some offices required by the tutoring program.

IV. Childcare and Headstart

A. Childcare Need

The major childcare agencies which serve low and moderate income Inner Mission residents have long waiting lists.

Table 37
Inner Mission Childcare Waiting Lists - 1971-74.[53]

Agency	No. of Children Awaiting Services	Date
Mission Childcare Consortium (Mission Model Cities)	200	Dec. 1973
Headstart-Mission EOC (Economic Opportunity Council)	Approx. 100	1971-72
Holy Family Day Home (Parents - UBAC)	500	Feb. 1974
Mission Children's Center (Unified School District)	50-AFDC-on Welfare 50-Low-Income Single Parent 100-Low-Income Two Parents 200	Feb. 1974

The Inner Mission has a large proportion of young children (see Table 33). While only 6% of San Francisco are under 5, 9.7% or 4,701 of Mission residents were under 5 in 1970 and 12.2% of Spanish Origin persons in the Mission were under 5. Since 20% of Mission families are below the poverty level (see Chapter II, Section III), there are many children in the Mission in need of childcare but their parents cannot afford it, thus the parents often cannot work and must go on welfare. For economic and humanitarian reasons, childcare should be one of the last social programs to be cut by the government.

B. Mission Childcare Consortium

The Childcare Consortium, one of the Mission Model Cities corporations (see Chapter IX), now serves 182 children in three childcare centers and an extended family center (see Appendix J and figure 15). Children receive free breakfasts, lunches and two snacks per day at the centers. As with all Model Cities corporations, Mission Childcare Consortium will lose most Model Cities funding as of June 30, 1974.

New HEW Regulations

Recently Congress passed and the President approved a bill by which, the Health, Education and Welfare Department (HEW) will enforce, as of January, 1975, much more strict rules as to which children may receive Federally subsidized childcare.

Under the new regulations, about 75% of the children now attending Mission Childcare Consortium centers, would become ineligible unless the father is chronically ill and no one in the "immediate" family can take care of the child. It is still unclear what HEW will call "immediate".[54]

Consortium Future

Despite its present serious funding problems, the Mission Childcare Consortium would like, if funded in the future, to provide additional services in matters discussed below, including Coordinated Childcare, Home Care and Night Care.

Until recently, the Consortium planned to open an Infant Care Center at 22 Shotwell for 40 infants of several weeks to two years old.[55] However, the new proposed HEW regulations threatened to greatly reduce the number of mothers who could benefit from the infant care service. Therefore, the Consortium opened a regular day center on Shotwell. Infant care centers are more expensive since they require about 1 staff memeber per 3 or 4 children.

The Mission Childcare Consortium Director would like to not only continue and expand the corporation's present services and add new services, but also to provide a new emphasis in the programs. In a demonstration project, the Consortium could encourage Mission District children to enjoy and benefit from their bilingual, bicultural backgrounds and eventually expand to trilingual or multi-lingual abilities and multi-cultural experiences.[56] Although the Consortium hopes in the future to teach English, Spanish, Tagalog, Chinese and other languages, it wants to maintain the home-like atmosphere which characterizes its centers.

The present services of the Mission Childcare Consortium are vitally needed in the Inner Mission for improved child development and education, happier family life and employment of the involved low and moderate-income parents. The Consortium services are widely

appreciated in the Mission Community. It is essential that the City continue to fund the Mission Childcare Consortium services, through whatever means are available.

C. Holy Family Day Home

The Holy Family Day Home provides childcare for 200 children of which at least 40%, and at times as much as 75%, come from the Mission District.[57] The home is funded 10% by United Bay Area Crusade and 90% by parents' fees and is now about $5,000 in debt. Children at Holy Family need not be Catholic. The teaching-administrative staff of 18 is 80% white, non-Latin, but most speak Spanish.[11] The 50-year-old childcare building needs about $100,000 in repairs which cannot be afforded at present.[58] Those repairs do not include earthquake-proofing which is needed. The Holy Family Day Home is praised in the Mission District by parents and childcare organizations for its fine services and friendly atmosphere.

D. EOC Headstart and Childcare

The Economic Opportunity Council, a social agency initiated before Model Cities, operates several "Headstart" and childcare centers in the Mission District (see Appendix J). Headstart centers are open half days, give priority to preparing low-income children, of ages 3 to 5, for grammar school and charge fees according to ability to pay. The EOC Childcare centers are open full days and serve children, aged 3 to 6, from low income households.

EOC Headstart centers in the Mission are funded until February, 1974, but are hopeful of gaining funds for another year beyond that. The EOC childcare center in the Inner Mission is funded through June 30, 1974, and is uncertain of support beyond that time.

The Headstart program has been criticized for:

*Being 'ghettoized' or isolating disadvantaged children with others of the same background.

*Showing no impact on children beyond the 3d grade.

Local Headstart administrators believe that schools and parents in poor areas such as the Inner Mission tend to discourage the student who has received previous, more concentrated attention in Headstart. Mission Headstart officials believe that more parent participation is needed at their centers and more ties are needed between their staff and elementary schools to maintain improvement in the child's learning.[59] The USD Elementary Division states that EOC has made no attempt to establish that follow-up with the public schools.[60]

The EOC childcare center at 870 Valencia hopes to expand its capacity there from 20 to 30 children.[61] The Childcare Center will seek funds for that from the City's Social Services Department.

E. USD Children's Centers

The Unified School District has a Children's Center, the Mission Nursery, at 2950 Mission Street, which cares for 55 children. Within the next year, USD will expand the Mission Nursery on adjacent vacant land (near 25th Street) to accomodate another 30 children.[62]

F. Coordinated Childcare

If administrators of all childcare and Headstart centers in the Mission District met in a workshop, they could discuss methods of sharing facilities, equipment, books, films and staff and other ways of helping each other. The Children's Council is starting to do that for all of San Francisco.

In 1971, the Federal Government recommended that Community Coordinated Childcare (4-C) programs be undertaken as much as possible. This has been suggested before but not implemented in the Mission District. For more information on the 4-C program, contact either the Mission Childcare Consortium or, Office of Child Development, U.S. Department of HEW, Federal Office Building, 50 Fulton Street, Room 102, San Francisco, Phone: 556-7460.

Staff at Mission Childcare Consortium, Mission EOC Headstart and Childcare have voiced interest in working together and with other Mission childcare groups to coordinate their resources and efforts.[63]

The City is considering setting up a Children's Services Commission and Department or a Mayor's Office of Children's Services to unify the various local efforts related to childcare.

G. Childcare Sites

The operators of childcare centers can consult the list of Inner Mission Churches given in Appendix N when searching for sites for part or full-time childcare programs.

Other organizations, besides the above-mentioned, which might be consulted for knowledge on potential childcare sites are: Model Cities Agency (MCA), MHDC, LLDC (Latino Local Development Company), ALAB (Association of Latin American Businessmen) and OBECA/Arriba Juntos.

All childcare organizations encounter great difficulties in finding new childcare facilities. The reasons are not only financial but also that childcare centers must be earthquake-proof, according to the Field Act, and must have adjacent outdoor space equal to 75 square feet per child. If no adjacent space is available, the childcare center can sometimes use a park or other open space within one or two blocks of its location.

H. Home and Night Care

Mission Childcare Consortium and EOC Headstart-Childcare, if funded in the future, may want to train para-professionals to run day care centers to 6 to 10 children in their homes.[64] Thus, more childcare could be provided less expensively, more quickly and in environments more familiar to the children. Some home childcare centers might also provide night care for children and thus allow parents to work more easily on night shifts and to have more flexible schedules.

Mission Childcare Consortium planned to set up Night Care "Drop-In-Centers" with 60 children at the three Mission Neighborhood Centers. The plans were not carried out because of a lack of funds.[65] The Night Care Centers, open from about 6 to 9:30 p.m. would be especially valuable for inner Mission parents who want to attend night school. If Mission Childcare Consortium is funded adequately in the future, it will attempt again to provide Night Care Centers.

V. HEALTH*

A. Introduction

The addresses, phone numbers and basic services of Health facilities in the Mission District oriented to community problems and to low-cost or free health care are listed in Appendix K. Appendix L contains a partial listing of Mission health studies and suggestions from the last three years. This is a guide to designate unmet needs; it does not attempt to be comprehensive. The main aim of this section is to mention major health problems in the Inner Mission, the possibilities for improving health facilities and services and recent health improvements.

B. Mission Health Care

1. The New San Francisco Medical Center (S.F. General Hospital)

Talk is continuing on the proposal to make the new San Francisco Medical Center, licensed for 653 beds and to be completed in 1975, a community-based hospital, governed by a non-profit corporation. Sufficient progress has not been noted in that direction even after an extensive report by a Coordinating Council, selected by the Board of Supervisors to define plans to convert S.F.G.H. to a community hospital. (S.F.G.H. is located at 1001 Potrero Avenue at the east boundary of the Inner Mission.) (see figures 16, 17)

Presently a 17-member Community Advisory Board, selected by the Director of Public Health in September, 1973, has one Mission resident one elected hospital employee and other individuals representing labor, other City districts, the medical field and City government. It is questionable whether effective consumer input exists for the Advisory Board.

S.F.G.H., as one of two hospitals located in the Mission District and serving 45% of the City's population, must continue to meet the needs of the community. See Action #1, Health Section, Conclusion - Chapter IV, for improvements in services and facilities which Mission Community groups could seek from S.F. General Hospital.

2. Dental Needs

The Mission Model Neighborhood has limited dental services and has one of the City's lowest dentist-to-population ratios by social and economic levels. ("Dental Manpower Survey of the Active Members of the San Francisco Dental Society" by Steven J. Silverstein, D.M.D., M.P.H., and Burton J. Greenburg, D.D.S., Ca. 1972). Only 8% of the non-private dental chairs in the City are located in the Mission District. ("Does the Coalition Want More Cavities?", Health Care Delivery Coalition, U.C.S.F., March 1973). The Mission Neighborhood Health Center with 12 chairs offers limited free dental care for low-income individuals. The number of oral surgery chairs will be increased from 5 to 12 with the out-patient expansion of S.F.G.H. (Note: District Health Center No. 1 serves children, ages 3-13, but its requests for services far exceed its ability to provide services; appointments are booked 3 - 4 months in advance.) More input from the community (MCO, Centro de Salud, Social, Senior Citizen, parent-teacher's groups) should be focused on the Department of Public Health and the Board of Supervisors for the reestablishment of priorities. Presently, the dental chairs at District Health Center

*Section V - Health, Researched and written by Diana Turner, psychiatric nurse at Langley Porter Neuro-Psychiatric Hospital, graduate student at UCSF and Inner Mission resident.

Number 1 are in service only in the morning. Reorganization of time and money for employment of a dentist for afternoon hours is a possibility; or the unfilled dental hygienist position (inadequate salary offered) may be filled. The dental hygienist could teach dental hygiene in the schools in the morning and work in the clinic in the afternoon.

The Community Advisory Board of S.F.G.H. should have enough responsiveness to the people so that if there is a U.C.S.F. dental clinic at S.F.G.H., (now projected for 28 chairs), it will fulfill some of the community service needs (presently, clients are accepted according to their use as a teaching case). This includes making arrangements for individuals who do not have the needed cash for service.

Community groups might strongly express the need for a U.C. dental clinic with an equal emphasis on: (1) the need for services; and (2) the teaching experiences dental students could obtain through the experience of community and preventive dentistry. Community suggestions should be directed to the Director of Public Health, the Dean of the U.C.S.F. School of Dentistry, Administrator of S.F.G.H., Community Advisory Board, and local legislators interested in community involvement.

With the probable development of National Health Insurance, the need for an adequate dental component is evident. If not, a hospital insurance dental plan should be investigated for S.F.G.H.

University of California (S.F.) dental students have organized dental clinics at La Clinica La Raza, West Oakland and Guadalupe Clinic, Daly City. In gathering data for the health section, the possibility of organizing a student-supervised clinic was investigated. Requirements include interest by a community group who should be or should form a tax-exempt, non-profit, corporation with a community board (then equipment can be solicited as tax-exempt donations) and space for a clinic including an x-ray area. Plumbing and electrical installation are expensive; local individuals can be contacted for possible discount services.

The Native American Health Center, 56 Julian, Phone: 863-8111, is presently planning with the Chairman of UCSF's Department of Preventive Dentistry and Community Health for a 4-chair dental area. Installation money has been applied for through City General Revenue-Sharing funds; plus the center is raising other funds. With the success of the clinic, another might be started in another section of the Mission, to provide easier access for residents throughout the district.

The University of the Pacific, Department of Community and Preventive Dentistry, 2155 Webster Street, could also be contacted for assistance.

3. Drug and Alcohol Abuse

Although the Division of Special Problems (Department of Public Health) has primary responsibility for the treatment of drug addiction problems, its services are not directly available in the Mission except for the Methadone Maintenance Program, and limited in-patient beds for alcohol and drug detoxification at S.F.G.H.

Assistance through the department should be sought for a residential, bilingual treatment facility. Another way to establish a residential center would be to attract other city drug residential programs to the Mission as either a relocative move or as a satellite of the main treatment center.

Centro de Cambio, 3007 - 24th Street,services the Mission with drug prevention, education, treatment, and 24-hour crises-intervention. By using Revenue-Sharing funds, the City could increase Mission services by meeting the priorities of Centro de Cambio -- need for a job developer and increased in-patient detoxification beds. Centro de Cambio states that they receive at least one client request per day for in-patient detoxification. A number of in-patient beds could be contracted from San Francisco Psychiatric Hospital (Mission Terrace, 225 - 30th Street). Only 12 beds are available for the entire City at S.F.G.H.

Centro de Cambio has four beds available at U.S. Public Health Service Hospital, 15th Avenue and Lake, but the requirement for admission is a donation of two units of blood. To meet these needs, a Centro de Cambio blood fund to be drawn upon is at Irwin Memorial Blood Bank. Interested individuals can donate to this fund.

A recent proposal for an outpatient methadone detoxification program using the present Methadone Maintenance program site at Ward 93, S.F.G.H., was not accepted by the State Department of Public Health. The reasons have not been defined.

With the freeing of HEW funds, many services for alcoholic patients will be initiated. According to the estimated 1972 population, the San Francisco Public Health Yearly Report states that there were 95.3 deaths per 100,000 population from cirrhosis of the liver (caused by excessive drinking) for the Mission Model Neighborhood versus 73.4 deaths per 100,000 population for San Francisco.

The Mission Alcoholic Center (M.A.C.), 581 Valencia Street, funded by Catholic Social Services, has operated since June, 1972, and has seen over 50,000 drop-ins and has opened 2,097 cases requesting services (data from June, 1972 to September, 1973). With future government funding, M.A.C. plans to enlarge its physical setting to include a 3/4 way house for its nearly self-sufficient clients, provide dental services, establish an educational program and expand its present services.

The Native American Health Center also plans to establish a drop-in center and detoxification facilities for a large percentage of its clients with alcoholic problems. A long range goal includes establishing a half-way house.

4. Health Education

The Far West Laboratory for Educational Research and Development at 15th and Folsom Streets, and the proposed Community College Mission facility (see Section III-D, above), might integrate to provide classes for health-care para-professionals such as podiatric assistants who could obtain employment assistance by the California College of Podiatric Medicine and community health workers in mental health; alcohol and drug abuse; family, preventive health care; youth and geriatric services. The San Francisco Unified School District could utilize the facility for all education of health workers, including classes already offered by Community College elsewhere in the City. Both St. Luke's "Mission Possible" (which places high school students one day per week in mini-internships in the hospital and gives them school lectures in biological and medical sciences) and the S.F. Unified School District's medical science program for high school students, could use the educational facility. Mission health centers and hospitals would have the advantage of receiving work-study students from the nearby educational center(s). One of the goals of any such facility should be to increase the community awareness of health education through student out-reach efforts such as health-centered block parties, ethnic neighborhood health fairs. Education for minority groups should be stressed by the facility through high school informational, recruitment programs.

Existing health facilities or groups could work with the Mission schools to expand health education to meet the students' cultural and environmental needs. This year the District Health Center will be evaluating its school health program.

5. Preventive Health Care

Recent developments in health care recognize the need and great benefit of preventive medicine. As examples, it is more important to reduce the evidence of tuberculosis than to deal with the long-term effects of the disease. According to the 1972 San Francisco Public Health Yearly Report, the Mission Model Neighborhood had 56.4/100,000 new cases of tuberculosis compared to 42.3/100,000 for San Francisco. Incident rates/100,000 population for the MMNA versus the City for gonorrhea are 1773.6 and 412.1; syphilis, 269.9 and 198.9; and infectious hepatitis 158.9 and 109. In these three areas which are substantially higher in the Mission, prevention again is of utmost importance.

For the future, the needs of preventive medicine, will probably be met by community, ambulatory health centers and pre-paid health insurance which has been found to be less costly than crises-oriented treatment.

Presently, funding for health programs is limited, but the community should be ready for the transition when it comes. Available funding will depend on innovative, clearly defined goals reflecting the views and needs of the people. Money will come from local organizations such as California Regional Medical Program (federally funded and affiliated with California Medical Association and out of Public Law 89-239); United Bay Area Crusade, private foundations, Regional 9 Public Health Service, General and future Special Revenue Sharing; matching state and federal funds. The San Francisco Comprehensive health Planning Council presently reviews and comments on new agencies, but most likely for the future will endorse and channel funds to new health projects.

The emergence of the above trend is seen in several existing and proposed Mission projects: a) Family Health Center, S.F.G.H., whose emphasis is on patient education and health maintenance rather than on sickness intervention; b) eight-story diagnostic and treatment out-patient building to be completed by St. Luke's Hospital,November, 1975; c) Latino Clinic at Mission Mental Health Center offers the Spanish-speaking client an environment of his own language and culture within a therapeutic setting; d) Centro de Salud recently reopened with emphasis on community health education; e) expansion of children's and geriatric services at Mission Mental Health Center; f) education, health and social service program for pregnant teenage girls sponsored by St. Luke's and the S.F. Unified School District's Special Education Division.

An organization of health care facilities (such as Health District No. 2's health facilities are grouped) may be able to gather funds for a mobile neighborhood unit to be staffed by participating organizations. The unit could be used by the groups for health screening, teaching, counseling, immunizations, family planning, nutrition education, and other services. A mobile unit could help the needs of diverse neighborhoods.

Several existing health facilities also might operate a limited Health Hotline. Each organization would be responsible for a special time period to provide by phone the following information: available health services -- hours, eligibility, costs; medical, medicare, social services, food stamp, legal assistance, emergency numbers, basic first-aid steps. Volunteers to be trained might be enlisted through Senior Citizen and social organizations.

6. Mission Neighborhood Health Center - 240 Shotwell

As of August 1, 1973, funding for the Center has been transferred from O.E.O. to H.E.W. under new guidelines which force the Center to adopt a totally different policy regarding its presently f services. Less funding has decreased the staff and H.E.W. has requested the M.N.H.C. to operate on paid fees according to a sliding scale. The goal is toward financial self-support; the future is uncertain. In 1972, the Center logged 88,000 clientele encounters. Its need is apparent.

7. Podiatric Services

The California College of Podiatric Medicine, 1770 Eddy Street, presently places its students in 17 facilities including the following in the Mission: out-patient podiatric clinic at S.F.G.H., District Health Center No. 1, and most recently (11/73), the Native American Health Center. To cover the salary of a supervising instructor for the students, patient fees are charged according to a sliding scale. A small area is required for the podiatric exam and x-ray equipment should be accessible. If a health service is interested in student services, the Dean of the Podiatric School should be contacted.

8. District Health Center No 1. - 3850 - 17th Street
(outside M.N.N.A.)

Immediate goals of the Center are an evaluation of the School health program, expansion of geriatric services (glaucoma, podiatric, hypertension and diabetic clinics), and the development of a drop-in center to include treatment of minor and episodic problems. The Center would also like to have more examining rooms and a library. Long-range goals include the possibility of the center as a comprehensive care center under any future national health insurance.

Community groups can use space at the District Center for meetings (100-150 people). Call 558-2036.

9. Mission Mental Health Center
1665 Mission Street, 2940 - 16th Street, Room 200

A major problem of the Center is the change in Civil Service procedure (elimination of temporary positions) which has frozen 58 positions out of 158 with no immediate changes expected for the near future. The problem will have to be solved at the City level.

Team 1, serving the Inner Mission, with the assistance of its Advisory Board, lists some of its priorities as the following: a) increasing its services to chronically ill clients (through the New Extended Services Unit); b) expansion of children's services, especially Latino youth; c) increasing the number of Community Mental Health Workers; e) expansion of the Latino clinic for Spanish-speaking clients; f) increasing the number of group sessions being held.

The following statistics substantiate the above. The Community Mental Health Services Research Report, (July, 1970 to June, 1971, J. Maurice Rogers, P.H.D., Director of Program Development and Research, CMHS Bureau of Research), [illegible]ates that of the 1663 patients seen in the Mission Mental Health Center, 27% were children, 64% adults, and 9% aged, and that 63% of the total had an annual family income below $3,000.

VI. CULTURE

A. Mission Arts Council

In July, 1973, the Mission Arts Council was formed as an umbrella organization to coordinate and reinforce the activities of all organizations in the Mission District working with arts and culture in the community. Hopefully, the Mission Arts Council (MAC) will help the various Mission cultural groups secure better facilities and programs.

The member organizations of the Mission Arts Council are listed in Appendix M.

MAC would like to find several buildings, spread out in the Mission District to house the programs, exhibits and classes of several of its member groups.

MAC expects that for 1973-74, it will obtain about $80,000 to $100,000 of the $500,000 recently allocated by the Board of Supervisors for each of the next five years to be used on Neighborhood Arts Centers.[66] MAC will use the funds for building renovations and programs at existing and planned cultural centers in the Mission District.

B. Armory Cultural Center

Members of the Mission Arts Council are on the Armory Task Force which is attempting to gain permanent use of the Mission Armory (1800 Mission Street) as a multi-purpose, community center. MAC hopes to use about 30% of the space (apart from the always-changing Main Drill Room) for cultural purposes. The remaining space would be used by groups representing recreation, education, civic activities and commerce (see Section III-4, Chapter III).

The Arts Council foresees at the Armory, a theatre, media center, publications center and community market. The theatre would have drama, dance, music, poetry readings, films, video showings, arts and crafts exhibits and Publications center - produce books, pamphlets, newsletters and posters. Community Market ("Mercado de la Mision") - weekly moveable market in Main Drill Room; permanent co-op section at front of building. The temporary market would be open to any Mission resident with goods to sell or trade, and would include space for arts and crafts, exhibits and a stage for live music, dance and drama performances.[67]

The Armory Culture Component hopefully would exhibit, produce and encourage both the contemporary, more spontaneous arts and also the more traditional art forms. Thus, for example, both a neighborhood mural-painting contest and an exhibit of Mayan sculpture could take place at the Armory Cultural Center.

At the Armory, the rich variety of Latin American culture, present and past, could be emphasized. Among Mission residents, there are large numbers of Nicaraguans, El Salvadorians, Mexicans, Costa Ricans and Puerto Ricans and also many Guatemalans, Peruvians, Argentinians and Bolivians.

Also the Armory Cultural Center should promote the arts of other ethnic groups represented sizeably in the Mission. Those groups include: Filipinos, Samoans, Blacks, Chinese, Italians, Irish, American Indians, Indians (from India), Arabs and Eastern Europeans.

Colegio de la Mision - The Colegio, under the auspices of LULAC (League of United Latin American Citizens), but staffed by the S.F. Community College, is interested in being in the proposed Armory Center as an education component. The Colegio could augment

cultural activity at the Armory with its classes in Latin American history, sociology, literature, ethnology and philosophy and general courses in art, music, creative writing and sociology.

One problem is that in California, any facility related to a community college must be earthquake-proof by the Field Act. So far, no structural tests have been done on the Armory to determine if it is earthquake-proof. The legality for the Colegio may be worked out.

Armory Rents - Members of the Mission Arts Council agree with other groups represented in the Armory Task Force that their organizations must use Armory spaces both to provide free services to the Mission Community and also to charge rents for temporary uses of Armory spaces by profit-making organizations, particularly those from outside the community.[68]

The rents charged to such groups staging cultural, recreational or civic events, would be used to administer, renovate and alter the Armory and for community programs operated within the building.

As stated before, the success of making the Armory a multi-purpose center, hinges on finding surplus State or Federal property in or near San Francisco for the Mission National Guard units to move to.

C. Project Artaud - 499 Alabama St.

The art commune occupies the large, three-story building, formerly of the American Can Company, which takes up one half of a city block between Bryant, Florida, 17th and Mariposa streets in the NEIZ.

Project Artaud has a huge theater, about 150 feet long by 60 ft. wide and three stories high. The theater has a 10-ton crane, ideal for moving stage sets and equipment. Few plays, happenings or festivals have taken place in the theater and none in the last two years.

The City Fire Marshal has said that the theater must be walled off from the two wings of the building and provided with fire stairways. The renovation would cost between $80,000 and $100,000.[69] The west wall of the building needs some reinforcing.

The non-profit corporation, Project Artaud, representative of the 100 or so artists who work and live there, owns the building.

Several Mission Community groups have tried and should continue to try to have Artaud used as a theater open to community actors, producers and audiences. Those interested should contact the Mission Arts Council; some of whose members know directors of Project Artaud.

Funds - Possibly, money from the now-wealthy National Endowment for the Arts could pay for the theater alterations. The cause; creation of a community theater, is a worthy one. If housing, a school and park are built in the lower NEIZ (see Chapt.VII), community pressure to use Project Artaud will no doubt increase. It is appropriate that a building named after a famous, modern French playwright, be used not only for artist's studios and living quarters, but also for public performances and productions of drama.

D. San Francisco Mime Troupe - 855 Treat Ave.

The S.F. Mime Troupe (see Section III-13, Chapter III), presents, free of charge; plays, puppets, juggling, tumbling and mime in City parks in the summer and all year in 30 to 35 City schools and childcare centers. The 13-year old Troupe gains most of its annual funds from Spring tours to universities throughout the United States and hopefully soon to Latin America. If the Mime Troupe gains more funds from tours and/or foundations, it would like to improve its recently acquired building to handle free workshops in acting, play-writing and circus, for San Francisco high school students.[69a] The Mime Troupe also wants to present bilingual/bicultural performances in conjunction with Latin American theater groups in the Mission District and elsewhere in California.

E. Mission Mediarts Inc. - 2777-23rd Street, ph.647-4445.

Mission Mediarts has produced films for educational television on Mission Community organizations, activities and major problems of development and improvement.

Mission Mediarts would like to join other members of the Mission Arts Council in entering the Armory Corporation.

F. San Francisco Public Library - Mission Branch - 3359-24th Street, ph. 558-4183.

The Mission Branch Library provides books in Spanish and English, records, reference department, free films, story hours, reading programs and art exhibits.

The two ground floor rooms are available for community meetings but are usually heavily booked.

The Mission Library has about 37,500 books for adults and children. Each year, about $170,000 worth of new books are bought of which around 20% are in Spanish. The Spanish-language books are mostly non-fiction with the emphasis on the literature, history and culture of Latin American countries.[11]

Resource 1, a local computer organization, may soon set up a typewriter keyboard terminal at the Mission Library.[71] The keyboard would provide information on community organizations and their activities and could be used by the general public.

G. Community Music Center - 544 Capp Street, ph. 647-6015.

Offers individual and class instruction in voice.

The recital room, with its small stage, might be used for neighborhood clubs and meetings when not used for music.

Among its many cultural activities, the Community Music Center has arranged for children at a Mission Childcare Consortium center to take beginning lessons in music, dance, theater and singing at the University of California Extension, 55 Laguna Street. Community agencies and groups interested in such services, should contact the Community Music Center.

VII. CHURCHES

As mentioned in Section III-17, Chapter III, the churches in the Mission District should be used as much as possible for community recreational, social and organizational purposes.

For the full list of Inner Mission District Churches, see Appendix N.

Churches, already heavily used by Mission Community groups include: St. Peter's Catholic Church (Alabama and 24th); Mission United Presbyterian Church (3261-23rd); El Buen Pastor Presbyterian Church (439 Guerrero); St. James Catholic Church (1086 Guerrero); St. John's Episcopalian Church (1661-15th St.) and Mission Dolores Church (16th and Dolores). Outside the Mission Model Neighborhood, St. Paul's Church (29th and Church) and Iglesia Bautista (3924-24th St.) are heavily used by residents of the MMN.

Among the churches which should be investigated by the Mission Community for expanded public use, are: Mormon Church (3715-26th); Samoan Seventh Day Adventist Church (Potrero Ave. near 25th St.); Christ Science Church (655 Dolores); Voice of Christ Full Gospel Church (680 Guerrero); Bethel Temple (1325 Valencia); Mission Bethel Church (856 Capp); Trinity Lutheran Church (722 So. Van Ness); First Covenant Church (455 Dolores); Pentecostal Apostolic Temple (3459-17th); The Annunciation Greek Orthodox Cathedral (245 Valencia).

Questionnaires - Recently the Mission Childcare Consortium contacted many Mission District churches, in search of a new site for one of its childcare centers. The Consortium stated its needs in terms of indoor and outdoor square footage, earthquake-proof requirements, hours and so forth.

Other community groups might send similar questionnaires, stating their needs, to the list of churches in Appendix N.

Planners at Model Cities Agency and Mission Housing Dev. Corp., are available to help neighborhood groups write such questionnaires and to help negotiate with local churches and other religious institutions. Nonetheless, Mission Community groups should keep in mind that the religious institutions are free associations which can accept or deny any outside request for expanded public use of their properties.

VIII. CONSULATES

The Mission District is one of the most ethnically diverse areas of San Francisco. It would be useful and appropriate if the consulates of nations with considerable populations in the Mission District, would establish offices in this section of the City. The consulates could help boost local employment, commerce and pride. The consulate buildings could be architectural and cultural assets for the Mission.

The Mission Plan indicates that the area of 16th and Mission Streets, with its good transportation and large parcels of commercial property, would be the best location for new consulates (see Section III-3 - Chapter VI). With BART open, rapid transit trains can bring consulate clients in a few minutes from downtown San Francisco and hopefully as of Summer 1974, from the East Bay. An office building, or several buildings, with several consulates, could be one of the first steps in the improvement of the area of 16th and Mission.

The consulate building(s) could contain shops and exhibit area, displaying and selling local and imported, contemporary and traditional arts, crafts, foods and other products of the countries represented.

Represented Nations - The countries which could be represented in the Inner Mission by consulates and are already represented here by considerable numbers of residents, are: Nicaragua, El Salvador, Costa Rica, Guatemala, Mexico, Peru, Bolivia, Argentina, Philippines and India. Other Ibero-American nations which have consulates in San Francisco and might consider relocating to the Mission District, are: Colombia, Ecuador, Honduras, Panama, , Venezuela, Portugal and Spain.

Negotiations - Members of ALAB (Association of Latin American Businessmen) have spoken with the Foreign Ministry of Mexico about the possibility of establishing a consulate in the Mission District[72] Those talks should be revived and talks with other nations be started. Most foreign consulates are downtown, on Market Street or in the Financial District, near the businessmen and tourists who need their services. However, BART may soon make the Mission more feasible for some consulates which in turn could bring more jobs, shopping and ethnic interest benefit Inner Mission businesses and residents.

IX. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter IV - Community Services. Mission Community groups interested in these matters, could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Community Services. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Mission Community groups interested in Community Services could carry out or seek enactment by others of the following:

Recommended Actions:

A. Education

Set 1.

1. School and Student Needs Assessment

Ask public and private school administrators to involve students, teachers and parents in the needs assessment of all Mission District schools where that reporting has not yet been done. Insist that all Mission District assessment reports be completed and published by September, 1975 and that improvements begin no later than January, 1976.

2. Mission Reading Clinic

Assist the Mission Reading Clinic to obtain public and/or private funds to maintain and expand its programs beyond June, 1974, to directly serve a total of at least 575 Mission District students.

3. New Public Grammar School

Ask the S.F. Board of Education President, the Assistant Superintendent for the Elementary Division and the Director of the SFUSD Buildings and Grounds Department and the S.F. City Planning Department to guarantee that a wide range of Mission Community organizations, teachers, parents and students will be involved in the site selection, program development and design of the new public grammar school being discussed for the Inner Mission.

4. ESL - Bilingual/Bicultural Programs

Ask Mission Community organizations involved in English and bilingual education (see Appendix F), to arrange several weekend workshops in which the documented statistical and qualitative accomplishments of Spanish, Filipino and Chinese bilingual/bicultural and ESL programs in San Francisco will be discussed; needs, emphases and improvement methods for the programs will be discussed and will lead to obtaining commitments on those programs from the San Francisco Unified School District (S.F. USD) and any other involved school systems.

5. Student/Class Ratios

Support the San Francisco Federation of Teachers, Local 61, in its efforts, during the next round of labor negotiations, to get the SFUSD to make certain maximum class sizes (see Education Policy #5), mandatory in the public schools.

6. Secondary School Counselors

Support the San Francisco Federation of Teachers, Local 61, in its efforts to require the S.F. Unified School District to provide more secondary school counselors to reduce the present ratio from 450 or 500 students/counselor to 250 students/counselor.

Set 2

7. Ethnic/Racial Composition - Teachers, Administrators

Demand of the San Francisco Board of Education and Superintendent of Schools that they adhere to a schedule, agreed upon by San Francisco parents and neighborhood groups, to hire selectively until the ethnic/racial composition of qualified teachers and administrators is equal to, or within 5% of the district-wide ethnic/racial composition of public school students.

Once that the final, community-approved integration plan for SFUSD schools, kindergarten through 12th grade, is instituted, teachers and site administrators should represent proportionately (or within 5%), the ethnic/racial composition of students at the schools.

8. School Budgets and Financing

a. Demand that Mission District public and private school systems annually distribute publically to teachers, parents and Mission Community groups interested in education, annual reports and proposed program budgets of all expenditures, income, debts and surpluses.

b. Support the San Francisco Grand Jury recommendation (1/74) that the S.F. Board of Education hire an expert budget analyst responsible only to it.

9. Improvements in Public Schools

Discuss with the Buildings Department of the SFUSD, the possibility of rehabilitating existing Mission District public schools to provide more flexible classrooms, better soundproofing, carpeting and more brightly painted walls.

B. Childcare and Headstart

Set 1

1. Mission Childcare Consortium

Support and aid the Mission Childcare Consortium in its search for funds to continue its programs beyond June 30, 1974 and to expand with an Infant Care Center (capacity: 40); a new childcare center at the planned MHDC Apartamentos Betel (approx. 25 children); night care and increased emphasis on multi-cultural, multi-lingual learning at the Consortium centers.

2. Childcare Funding

Seek increased Federal, State and City funds to expand day and night childcare, infant care and care of abused and handicapped children in the Inner Mission, to be carried out by Mission Community childcare agencies or cooperatives.

3. EOC Headstart and Childcare

Support and aid the Mission Council of the Economic Opportunity Council (EOC), in its effort to fund its Headstart and Childcare programs beyond June 30, 1974; to increase parent's participation and grammar school follow-up in Headstart and to expand its childcare center in the Inner Mission.

4. Coordinated Childcare

The staffs of all Inner Mission childcare and Headstart centers, both publicly and privately financed, and also the Children's Council of San Francisco, CAPA and other City-wide childcare organizations, should meet in a workshop to discuss methods of sharing facilities, equipment, educational materials and personnel, as recommended by HEW in the Community Coordinated Childcare (4-C) Program.

C. Health

Set 1

1. San Francisco General Hospital (future S.F. Medical Center)

Seek the following improvements in services and facilities at SFGH:

a. Election of community consumer representatives to the hospital governing board in substantial and not token numbers.

b. Continuation of an open admission policy.

c. Continuation of billing according to the ability to pay.

d. Decentralization of civil service to hire hospital workers at SFGH and not City Hall.

e. No freezes in hiring which could create minimum standards for health care.

f. Access of Mission Community physicians to SFGH.

g. Establishment of one of the proposed UCSF off-campus dental clinics at SFGH.

h. Increased emphasis on service rather than teaching cases.

i. Focus on preventive health care and education, especially for families, in the expanded out-patient area and eventually in satelite clinics.

j. City funding of non-supporting SFGH programs needed in the Mission Community.

2. Low-Cost Dental Care

Increase low-cost, Inner Mission dental services by:

a. Assisting the Native American Health Center in its effort to obtain 4 staffed dental chairs.

b. Supporting the proposal for a University of California satelite dental clinic at S.F. General Hospital to meet direct service needs.

c. Meeting with the Dept. of Public Health to seek more staffed hours at District Health Center No. 1's dental clinic.

d. Contacting the University of the Pacific Department of Community and Preventive Dentisty about possibly serving low-cost dental needs in the Inner Mission.

3. Drug Detoxification

Support Centro de Cambio in its application for increased, in-patient drug detoxification facilities.

4. Mission Community Health Workshops

Organize workshops for Mission District individuals interested in health and health facilities for the sharing of information and for increasing cooperation and coordination of services.

5. Mobile Preventive Health Unit

Ask the Department of Public Health (District Center No. 1), Mission Neighborhood Health Center and other local health agencies to help establish a mobile neighborhood health unit, staffed by the participating organizations, to work in the Inner Mission.

Set 2

6. Health Education Facility

Seek the Proposed S.F. Community College Mission Facility which could house in the Inner Mission, health education classes now offered elsewhere by Community College, Unified School District, University of California, California College of Podiatric medicine, University of the Pacific and the Department of Public Health.

7. Health Hotline

Ask Mission District and City health agencies to jointly operate a Health Hotline which could provide by telephone, essential health information and referrals.

8. Licensing Out-of-State Medical Professionals

Ask S.F. Neighborhood Legal Assistance to investigate the possible repealing of laws against licensing qualified, out-of-state and foreign doctors, nurses and other medical professionals.

D. Culture

Set 1

1. Multi-Purpose Mission Community Center - Mission Armory

Ask State and Federal legislators representing the Inner Mission; the City's Art Commission, Neighborhood Arts Council and City Planning Department to find a new site, preferably at the Presidio or Hunter's Point Naval Shipyard, for the California Army National Guard units now at the Mission Armory. Then the building should be deeded or leased to a non-profit Mission Community corporation (to be founded by the present Armory Task Force) which could operate there, a multi-purpose Mission Community Center.

Set 2

2. Mission Community Use of Project Artaud Theater

Ask the Project Artaud non-profit corporation to apply to foundations and the National Endowment for the Arts for funds to install fire safety structures at the Project Artaud Theater at 499 Alabama Street. The theater should especially serve Inner Mission residents.

E. Churches

No Actions recommended here. See Policies of this chapter for suggested guideline for future possible Actions.

F. Consulates

Set 1

1. Mexican Consulate General

Ask the Association of Latin American Businessmen (ALAB), OBECA/Arriba Juntos and Mission Planning Council to reopen negotiations with the Mexican Foreign Ministry and Mecican Consul General in San Francisco to relocate the Mexican Consulate to the Inner Mission, preferably near 16th and Mission streets.

Set 2

2. Other Consulates

The same above groups should open similar negotiations to bring to the Inner Mission, the consulates of other nations, especially El Salvador, Nicaragua and Costa Rica.

FOOTNOTES

CHAPTER IV - COMMUNITY SERVICES

1
S.F. City Planning Department, "Mission - 1970 Census: Population and Housing, Supplemental Summary and Analysis," January, 1973, Table 3, p.8. 18,107 IM "youth," age - 0-24. For ages 0-18, IM has more than S.F.

2
Judith Lynch Waldhorn, et al, Summary of Trends in Housing and Population in the Mission Model Neighborhood, 1940-1970. Stanford, CA.: MCO-Stanford Community Development Study, National Science Foundation Grant No. G.I.-29923X), 1972, p.6.

2a
Interview of: Mamie Chinn, Zone 3 Supervisor, San Francisco Unified School District (USD), December 7, 1973.

2b
Administrative Statistical Research Division (Yvon Johnson, Director), USD, "Class Size, Junior and Senior High Schools, Fall Semester, 1973," January, 1974.

Mamie Chinn, 12/7/73, for elementary class size goals. Average class sizes in USD elementary schools, grades K-6, given by: Research Division, USD," Comparative Study of Class Size in the Elementary Division, October, 1973, "Nov., 1973, p.1.

3
Interview of: James Ballard, President, San Francisco Federation of Teachers, American Federation of Teachers Local 61, AFL-CIO. Feb. 5, 1974. - stated that class size goals not mandatory in USD schools.

Interview of: Isidore Pivnick, Assistant Superintendent, Elementary Division, USD, Feb.7, 1974 - stated that class size goals mandatory in elementary schools.

4
United Teachers Council of San Francisco, "Master Agreement Proposals, 1973-74," p.6, Article XXVII, Maximum Class Size Limitations.

5
District-wide figures for USD students from: Community Relations Division (Assist. Superintendent William L. Cobb), USD (Superintendent of Schools, Steven P. Morena), "Racial Estimates of Pupils Attending San Francisco Public Schools, September 28, 1973."

District-wide figures for USD teachers and principals from: Community Relations Division, USD, "Racial and Ethnic Employment Pattern Survey of Certificated Personnel Employed in Each School of the San Francisco Unified School District as of November, 1972." As of this writing, the equivalent report for 1973 had not been completed. However, in the past year, hiring,resignations and integration have not greatly changed the staff figures. Thus the ethnic/racial statistics on USD pupils, teachers and principals can be rather fairly compared.

The main exception is J. Eugene McAteer High Schools which ran at half capacity in its first year, 1972. Thus the number of teachers

has greatly increased in 1973. In Fall, 1973, students at Samuel Gompers in the Inner Mission, moved to McAteer.

6
Figures for students, teachers and principals in Mission District USD public schools taken from the 2 publications cited in note 5, above, and are for the following school: Kindergarten and Pre-K - Hawthorne Pre-K, Mission and Edison Children's Center, Le Conte and Kate Kennedy School Age Centers.

Elementary-Hawthorne, Le Conte, Marshall, Bryant, Buena Vista, Buena Vista Annex, Edison, Sanchez.

Junior High - Everett, James Lick, Horrace Mann, Potrero Hill.

Senior High - J. Eugene McAteer, Mission, John O'Connell Vocational and Technical Institute.

City Wide-Mission Education Center. Special - Sunshine, S.F. General Hospital (physically handicapped).

7
Telephone Interview of: Rosendo Marin, Director, Mission Education Center, USD, January 31, 1974.

8
Educational Factors, Inc., San Jose, Calif., "Final Audit Report for San Francisco Unified School District, ESEA Title VII Bilingual/Bicultural Education, 1972-73," pp. 6-7.

9 _____

10
Pivnick, 2/7/74.

11
Interview of: Elmer Gallegos, Supervisor, Spanish Bilingual Education, USD, Feb. 7, 1974.

12
Interview of: Ralph Kauer, Assistant Superintendent of Schools, Senior High Division, USD, Jan. 29, 1974. Interview of: George Boisson, Assistant Superintendent of Schools, Junior High Division, USD, Feb.6, 1974.

13 _____

14
Pivnick, 2/7/74.

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Ibid.

16
Boisson, 2/6/74.

17
Interview of: Toby Levine, Teacher, Horace Mann Junior High School, February 17, 1974.

18
Mission High School (Principal Theodore N. Scourkes), "On Site Proposal --- MECC (Mission Education Community Center)," Nov., 1970. Mission High School, "MECC: Phase One --- The Learning Module," 1971-72.

19
Kauer, 1/29/74.

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UTC, "Master Agreement Proposals, 1973-74," p.6, Article XVII, Counselors." Ballard, 2/5/74.

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Kauer, 1/29/74.

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24
Ballard, 2/5/74; Personnel Services Division, Salary Administrators, "Salary Schedule, 1973-74," S.F. USD, p. 15.

25
Ballard, 2/5/74.

26
S.F. Examiner, "Schools Assailed by Jury," by Ernest Lenn, 1/17/74, p.1.

27
Telephone conversation with: Office Secretary, Community Relations Division, USD, 2/7/74.

28
Boisson, 2/6/74.

29
Research Division, USD, "Fall Enrollment Report, as of Sept.28, 1973," Oct, 1973, p.7, Table II.

29a
Telephone Interview of: Lyle Eickert, Budget Planner, Budget Division, USD, Feb. 7, 1974.

30
S.F. Examiner, 1/17/74, p.1.

31
Kauer, 1/29/74.

32
Pivnick, 2/7/74.

33
Interview by Ed Burger, Pat Coplans and Carlos Baltodano, of Steven Huahn, Buildings and Grounds Dept., USD, June, 1973.

34
Information in Table 35 from: Telephone interview of: Father Tom Riley, Assistant Superintendent of Catholic Schools, Planning and Evaluation, Arch diocese of San Francisco, January 28, 1974.

35 to 40
Ibid.

41
Statement of: George W. Shaw, Assistant Director of Planning San Francisco Community College District, April 10, 1973.

42
San Francisco Progress, January 30, 1974, p.4.

43
Statement of: Victor Graff, Director, Physical Facilities, San Francisco Community College District, Jan.5, 1973.

44
Victor Von Schlegell, Stanford Community Development Study, "Assessment, Mission Education Project, Second Action Year," April, 1973, p.29. Assessment to Joan Moulton, MEP Director; Flor de Maria Crane, Adrianna Gross, Gary Lozada-MEP; through Ramon Barbier Director, Mission Model Neighborhood Corp.

45
Interview of: Eleanor Gaffney, Director, Mission Reading Clinic, Nov. 7, 1973.

46-47
Ibid.

48
Interview of: Rosario Anaya, Director; Ernie Iglesias, Education Coordinator, Mission Language and Vocational School, Nov. 27, 1973.

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Ibid.

50
Ibid.

51
Interview of: Dave Bracker, Program Coordinator, OBECA/Arriba Juntos, Nov. 15, 1973.

52
Interview of: Sam Sanchez, Coordinator, La Raza Information and Tutoring Center; Frank Fernandez, La Raza-Centro Legal, Nov.29, 1973.

53
Interviews of: Mission Childcare Consortium Director, Mission Headstart Director, Holy Family Day Home Social Worker and Mission Children's Center Head Teacher-See notes 56, 59, 57 and 62, below.

54
Interview of: Jorge Santis, Head Social Worker, Mission Childcare Consortium, Dec. 13, 1973.

55
Interview of: Joanna Uribe, Program Supervisor, Mission Childcare Consortium, July 26, 1973.

56
Interview of: Luis De Leon, Director, Mission Childcare Consortium, January 18, 1974.

57
Telephone Interview: Marcella Cashman, Social Worker, Holy Family Day Home, Feb.4, 1974.

58
Ibid.

59
Interview of: Leland Mellott, Mission EOC Headstart Director, Nov.16, 1973.

60
Pivnick, 2/7/74.

61
Interview of: Marilyn Tuhtan, Head Teacher, Mission EOC Childcare Center, Nov.21, 1973.

62
Telephone interview of: Patricia McConnell, Head Teacher, Mission Children's Center, Feb.4, 1974.

63
Luis De Leon, Joanna Uribe-Mission Childcare Consortium; Lelland Mellott, Marilyn Tuhtan, Mission EOC Headstart and Childcare. See notes 56, 55, 59, and 61 above.

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Community Services,
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De Leon, 1/18/74.

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Ibid.

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Statement of: Juan Valenzuela, Chairman, Mission Arts Council, August 8, 1973.

67
Mission Armory Task Force, "A Proposal For the Use of the San Francisco National Guard Armory as the Mission Community Activity Center," November, 1973, pp. 2-5. Armory Task Force Chairman, Bart Elmer; Co-Chairman, Valenzuela; Technical Advisor, Gregory Montes.

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"Proposal --- Mission Community Activity Center," pp.2,9.

69
Telephone Interview of: Juan Valenzuela, Mission Arts Council, August 16, 1973.

69a
Interview of: Patricia Silver, San Francisco Mime Troupe, March 21, 1974.

70
Interview of: William Laughrey, Cluster Librarian, Mission Branch Library, San Francisco Public Library, Feb. 8, 1974.

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Interview of: Jorge Rodriguez, President, Association of Latin American Businessmen, November 27, 1972.

CHAPTER V

TRANSPORTATION-CIRCULATION*

I. INTRODUCTION

Transportation and Circulation systems effect the physical and socio-economic characteristics of the areas they serve. This chapter of the Mission Plan suggests solutions for developing a coordinated transportation-pedestrian circulation network in the Inner Mission District, useful to the present residents and businessmen in the area. The proposed system, especially as it condenses around BART subway stations and major MUNI bus routes, will greatly influence traffic, land use, pedestrian comfort and the environment of air, noise and visual experiences. The philosophy in this chapter is that Mission Community groups have taken a stance in transportation planning for what they want rather than following trends which have benefited them minimally. The present trend is that much of the commuter traffic originating outside San Francisco, largely form Daly City, is making the Mission District a 40-lane freeway (see Figs, 19 and 20).

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Transportation-Circulation are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Obtain a coordinated transportation-pedestrian circulation network in the Inner Mission which is safe, comfortable, efficient, clean, easy to understand and beneficial to the present residents and businessmen of the district.

Policies

Policy 1

Reduce over-dependence on the automobile, increase use of bicycles and encourage pedestrian movement.

Policy 2

Guarantee citizen involvement in the planning and developing of any transportation and circulation systems affecting the Mission District.

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*Chapter V - Transportation - Circulation, researched and written by Carlos Baltodano, Housing & Physical Planning Coordinator, San Francisco Model Cities Agency.

Policy 3

Heavy industrial and commuter traffic should be removed from residential streets and confined to freeways and certain limited major thoroughfares.

Policy 4

Support the Metropolitan Transportation Commission (MTC) as the agency dealing with all aspects of regional transportation, as long as methods for protecting neighborhoods and including effective community input are incorporated into the agency's procedures.

Policy 5

No additional 'sidewalk' narrowings, tow-away zones and one-way streets should be instituted in residential areas if the intention is to benefit commuters to the detriment of residents.

Policy 6

The Inner Mission District does not want to be a highway for San Francisco Penninsula commuters.

Policy 7

Mission residents need easier access by public transportation to other parts of the City, particularly city-wide recreation areas. Possible new jitney routes to those places should be studied.

Policy 8

The noise and air pollution of public and private transportation should be reduced. Buses which climb hills should be smaller and quieter.

III. MAJOR ISSUES

A. Vehicular Circulation

The overriding transportation problem in the Mission is the large volume of commuter traffic passing through the district. Many residents are concerned that the quality of their environment has deteriorated in ways that can be directly related to the automobile. Of approximately 8,000 cars which drive through the Mission District at both morning and afternoon peak hours, about 2,500 belong to commuters. These figures were gathered by the City Planning Dept., Urban Design staff, June 1973.

The focus of improvement should be on (1) traffic reduction through the Mission by encouraging people to use other forms of transportation and other paths; i.e., freeways, to get to their destination and (2) reducing the negative impact of those cars that will continue in the neighborhood.

B. Potential Changes in the Vehicular Circulation System

It is felt that through the Mission Protected Neighborhood Program (PNP), (See Chapter VI - Urban Environment), auto traffic can be reduced and the eliminated traffic can shift to BART and to the Southern Freeway to downtown San Francisco and the Bay Bridge. The freeway extension should be completed in 1974.

The City's Improvement Plan for Transportation, presented to the MCO Planning Committee in April of 1972, proposed the following:

Potrero Avenue - Major Thoroughfare
Folsom Street - Residential Street
South Van Ness Avenue - Major Thoroughfare
Mission Street - Major Transit and Shopping Street
Valencia Street - Secondary Thoroughfare
Guerrero Street - Secondary Thoroughfare
16th Street - Secondary Transit Street

Through pressure from the MCO Planning Committee, language was added to the Thoroughfares Section of the Improvement Plan to provide that Guerrero Street be redesigned as soon as possible after the extension of the Southern Freeway and the construction of BART have been completed.

The Mission Plan, based on discussions with major Mission Community groups, recommends the following classification of streets in the Inner Mission (see Figure 21):

Potrero Avenue - Major Thoroughfare
Bryant, Harrison and Folsom Streets - Residential Streets
South Van Ness Avenue - Major Thoroughfare
Mission Street - Transit-Preferential Street
Valencia Street - Major Thoroughfare
Guerrero Street - Residential Street
Army Street - Major Thoroughfare

Valencia Street and South Van Ness Avenue, both major traffic thoroughfares, would provide some, but not excessive, direct routes through the Inner Mission District and most importantly would service traffic generated by businesses along the entire length of Mission Street. Mission Street itself would become a transit preferential and shopping street where buses and other public transportation would have priority. A transit preferential arrangement can move a heavier volume of potential shoppers up and down a commercial street such as Mission Street.

Major Mission Community groups have stated that their objective is to establish a thoroughfare system which is in keeping with the character and use of adjacent land, and that major thoroughfares should be limited to non-residential streets. Thus, while Potrero Avenue, South Van Ness and Valencia are major thoroughfares by the heavy traffic they carry (see figure 19), the residential value of the streets could be improved through the tree-planting recommended in the Mission Protected Neighborhood Program (see Chapter VI,).

C. Heavy Industrial and Commercial Traffic

The City's Improvement Plan for Transportation states: "Heavy truck traffic must be removed from residential streets and confined mainly to freeways and certain very limited non-residential feeder streets." In line with this thinking, a separation between industrial heavy commercial traffic and residential traffic is recommended here (see figures 21, 29a).

Several specific actions are required to implement the proposed separation between commercial traffic and residential traffic (see Chapter VII - NEIZ Plan, for details). Those actions include: removal of some railroad tracks, some closing of streets, construction of traffic diverters, and narrowing of streets at several points.

D. Public Transit

Public transit offers additional possibilities for dealing with the adverse effect of auto traffic on the community. It is generally felt by community residents that use of the public transit system is a means of reducing reliance on the automobile. It is also recognized that public transit is best suited for concentrated activity while the automobile, which is more mobile, is more effective in linking a greater variety of locations.

Presently, 13 Muni lines go through the Mission District. Nine of these lines go south-north, focusing on downtown in the north part of San Francisco.

The BART/MUNI Coordinating Transit Planning project is the only study which has analyzed public transportation in the Mission in any detail. Besides looking into alternatives for coordination between BART and MUNI, it has analyzed public transit from two other points of view: a) its ability to provide convenient access to major destinations, and b) how it affects the living environment in the area.

E. BART/MUNI Coordination

The BART/MUNI Coordinated Project, funded by the Urban Mass Transit Administration, has had two main objectives since it began in August, 1972: 1) route coordination; and 2) fare coordination. The objective of the route coordination effort has been to provide BART feeder service within walking distance of all residences and to provide service to all major traffic generators in the Mission corridor.

The basic concept in the final recommendations of this study is the creation of a set of major crosstown lines, together with minor crosstown and feeder lines to fill in the gaps. An example of an existing major crosstown line is the 22 Fillmore which forms and "L" shaped line around downtown and intercepts all major radial lines. Thus it was proposed that the 24 Divisadero be extended through the 24th Street BART station and to Hunter's Point.

All the proposed 13 MUNI routes (see figure 21) through the Mission District are known to residents, except possibly for the 53 Line which is being proposed to extend to the 16th Street BART station. Of the 13 MUNI routes, 10 have been changed or extended. Seven of these lines go north and southbound and six go east and west. Five of the six east-west MUNI routes go through the BART stations,(two go through the 16th Street BART station and three go through the 24th Street BART station). The three Mission MUNI routes (9, 12, 14) go through both stations. Thus a total of eight MUNI routes out of 13 go through the BART stations. Even though this sounds like a BART-dominated plan, no community service has suffered. In fact, service has been increased by the extension of the 11 Line linking McAteer High School, 24th Street, and the San Francisco General Hospital. Also the 23, and 53 Lines have been extended to the BART stations (see figure 21). The 33 Line is being proposed to stay on 18th Street until Folsom Street and then turn north up to 4th Street. This will be the only east-west MUNI Line that will not go through a BART station. This Line will better service residents living between the 16th Street and 24th Street BART stations. This Line will still go to Golden Gate Park as will the 10 Monterey.

A major change is the shift of the 41 Line from South Van Ness to Folsom Street in order to provide more evenly distributed south-

north bus routes in the Inner Mission, between Mission is a major change linking Hunter's Point, BART stations, five major hospitals, and the Mission District. This line will be put partially on Army where no previous MUNI route existed. Another convenient extension is the 12 line that will provide access for Mission residents to recreational opportunities at Aquatic Park and the Municipal Pier and to employment on Van Ness Avenue.

In all the above MUNI route changes, both the MCO Planning Committee and the Education Committee (specifically in relation to the 24 and 11 Lines) have had continuous input with planners into the final recommendations of the BART/MUNI Project.

Implementation

Not all of the above MUNI route improvements will take place at the same time. It is proposed by the Coordinated Project that the MUNI route changes be staged in phases to correspond with increasing levels of BART service and decreasing levels of MUNI-BART joint fare. It is proposed by the BART/MUNI Coordinated Project four phases: The first, immediately upon BART opening; the second, when BART service becomes reasonable, with at least 6 minute peak period headways (time between buses) and a joint fare such that MUNI riders receive a 50% discount on going to BART; third, when BART reaches full service with a 2 minute peak headway and a free transfer between BART and MUNI; fourth; when MUNI Metro opens. As proposed the staging in relation to routes through the Mission District will be the following:

Phase I (immediate upon BART opening)

Extend 23 Line to 24th Street station.
Extend 53 to 16th Street station.

Phase II (reasonable service)

Reroute 9 over Cortland.
Extend 47 to Army.
Extend 33 to Folsom.
Extend 14 Line to Daly City.
Reroute 41, inbound on Folsom, outbound on Howard.
Reroute 10 Line on Mission and Bosworth.

Phase III (BART full service)

Discontinue 11 downtown - take over the 35 Line.
Extend 24 to 24th Street station and Hunter's Point.
Extend 12 Line up Van Ness Avenue.

Phase IV (MUNI Metro Opens)

Extend Line to Ferry Terminal.

Because of the delay in full transbay services of BART until at least late 1974, there will be a delay in the scheduling of the above stages. There will be a meeting of the Public Utilities Commission on Phase II of the above recommended routing plan and staging in March 1974. After the PUC has its hearing, the recommendations go to the Board of Supervisors for approval. It is expected that if all goes well, 90 days after the approval of the PUC the recommendations will be implemented. Already the Public Utilities Commission has approved the extension of the 23 Line to the 24th Street BART station and the extension of the 53 Line to the 16th Street BART station. These extensions will be effective as of February 11, 1974.

F. Transit-First Streets

The Federal Environmental Protection Agency (EPA) has developed methods to implement the Clean Air Act of 1970. In San Francisco, realization of the plan would mean 45 miles of exclusive bus lanes. The San Francisco City Planning Department recently prepared a detailed proposal for the approval of the Board of Supervisors to make Mission Street a transit-preferential thoroughfare with an exclusive bus lane in the middle of the street, outside of the Inner Mission District, from Duboce to the Embarcadero. In the Inner Mission there could be widened sidewalks at corners where buses could stop more easily and safely on Mission Street. The transit-first proposal calls for Howard Street to be one-way from Duboce or 14th Street to the Embarcadero. Caution should be taken that the south-bound traffic on Howard Street be buffered by landscaping or necking corners to reduce the traffic flow into South Van Ness. The corner of 12th and Howard should be studied to see if special treatment is needed to reduce traffic into the Mission.

According to the BART/MUNI Coordinated Project, two of the most important streets for transit priority treatment such as signal preemption and turning movement prohibition seem to be 16th and 24th Streets. With the BART opening, 16th Street will become more important as a major feeder street to BART, as well as a major crosstown transit street. Presently 16th is a wide, four-lane street. Signal preemption and turning movement prohibition should be initiated at critical intersections, e.g., 16th and Mission, 16th and Bryant.

With both the 11 and 24 MUNI lines operating on 24th Street, between Castro and South Van Ness, measures for transit priority will be needed on 24th Street. Realistic changes on 24th Street, applicable to narrow streets, could include bulb extensions, prohibitions on left hand turns and rigid enforcement against double parking.

G. Future.

Recently it has become necessary to reduce nationally the use of the auto. The Federal Government limited the auto speed limit to 55 miles per hour on all freeways. There is a possibility of gasoline rationing. Steps are being taken in San Francisco to increase the parking fees and parking meteres in the downtown area. Hopefully, when auto drivers begin to realize that it is cheaper and quicker to take public transit, they will reduce use of the automobile.

IV. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter V - Transportation-Circulation. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community groups could work simultaneously on several Actions in Transportation-Circulation. Thus, the Recommended Actions are listed below in proposed sets with the first suggested for most immediate action.

Mission Community groups interested in Transporation - Circulation could carry out or seek enactments by others of the following:

Recommended Actions:

Set 1

1. Mission Protected Neighborhood Program.

See Action #4, Chapter VI - Urban Environment, on implementing the entire proposed Mission Protected Neighborhood Program (see figure 26 and Appendix A, Chapter VI) which would reduce commuter traffic; encourage bicycle and pedestrian circulation and physically establish the hierarchy of streets recommended in the Mission.

2. BART/MUNI Coordination.

Remain vigilant that the new MUNI bus lines agreed to in Spring, 1973, by major Mission Community groups and the Coordinated Transit Task Force (see figure 21), will be carried out and not altered without further consultation with those same community groups.

3. BART/MUNI Mission Transfers.

Negotiate with MUNI/BART in the establishment of a time-based transfer on 24th Street and Mission Street so that people may go in any direction on those streets on BART and MUNI for 25¢ in an hour-and-a-half. This would be done experimentally and could be combined with the two proposed joint fare arrangements for BART and MUNI.

4. Reduced BART/MUNI Fares.

In cooperation with the Mission Merchants Association, ALAB and other Mission business groups, negotiate with BART (Bay Area Rapid Transit) and MTC (Metropolitan Transportation Commission) to reduce fares between the 16th and 24th Street BART stations in the Mission to 10¢ instead of 30¢. This could be done by issuing tickets at the 16th and 24th Streets BART stations which only an "electric eye" at those BART stations will let pass.

Negotiate with BART and MTC a reduced fare for poverty-level San Franciscans to city-wide and regional recreational areas and to employment beyond San Francisco. And ask BART, MUNI and MTC to eliminate time restrictions on the present reduced fares to youth and senior citizens which should be made available for all hours.

5. New Jitney Routes.

Ask BART and MUNI to study and report on the impact of BART on patronage of Mission District jitneys and to determine feasible new jitney routes in the area.

6. Bicycle Routes.

Work closely with the San Francisco Bicycle Coalition to establish bicycle routes in the Mission District. Possible bicycle routes could be on the following streets: Guerrero, Folsom, 14th, 15th, 19th, and 23rd Streets (figure 22).

Set 2.

7. Removal of Tow-Away Zones

Negotiate with the Department of Public Works to remove tow-away zones on the west side of South Van Ness from 14th to 19th

Streets. The MUNI/BART Planning Project is willing to help by making the recommendation to its Coordinating Board.

8. J-Church Line Extension

Negotiate with MUNI to have the J-Church Street car line extended through the Bernal Cut and to City College in order to reduce commuter traffic through the Bernal Cut and increase the efficiency of MUNI.

9. NEIZ Plan Street Changes

See Action #1, Chapter VII, for street modifications and traffic changes proposed in the NEIZ Plan, Phase I (see figure 29a).

10. Regional Transportation Plan

Continue to give definite input through designated Mission community technicians in the Regional Transportation Plan of MTC.

Included in the plan are four "issues" for consideration, which relate most directly to the Mission District.

a.) San Francisco Airport Access.
b.) BART extension to San Mateo and Santa Clara.
c.) BART extension to Northwest San Francisco.
d.) San Mateo County local transit services.

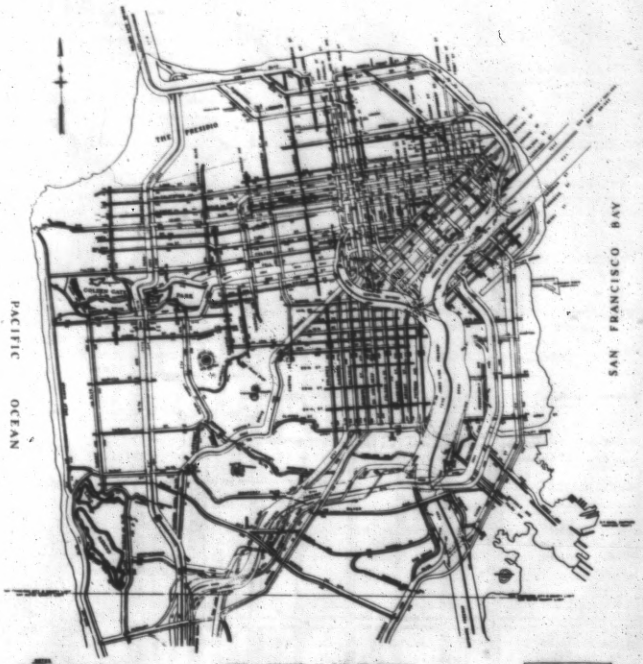
Support of the extension of BART to San Mateo and Santa Clara and increase of San Mateo County local transit services, will reduce commuter traffic into San Francisco's Mission District. The extension would also provide access for Mission District residents to jobs outside San Francisco.

11. Dial-A-Bus

Ask MTC to create a Dial-A-Bus system in the near future in the Inner Mission District.

CITY & COUNTY OF SAN FRANCISCO
TWENTY-FOUR HOUR TRAFFIC FLOW
ON PRINCIPAL STREETS & HIGHWAYS
1969 - 1975

Fig. 19



CITY & COUNTY OF SAN FRANCISCO
EVENING PEAK HOUR TRAFFIC FLOW
ON PRINCIPAL STREETS & HIGHWAYS
1969 - 1975

Fig. 20

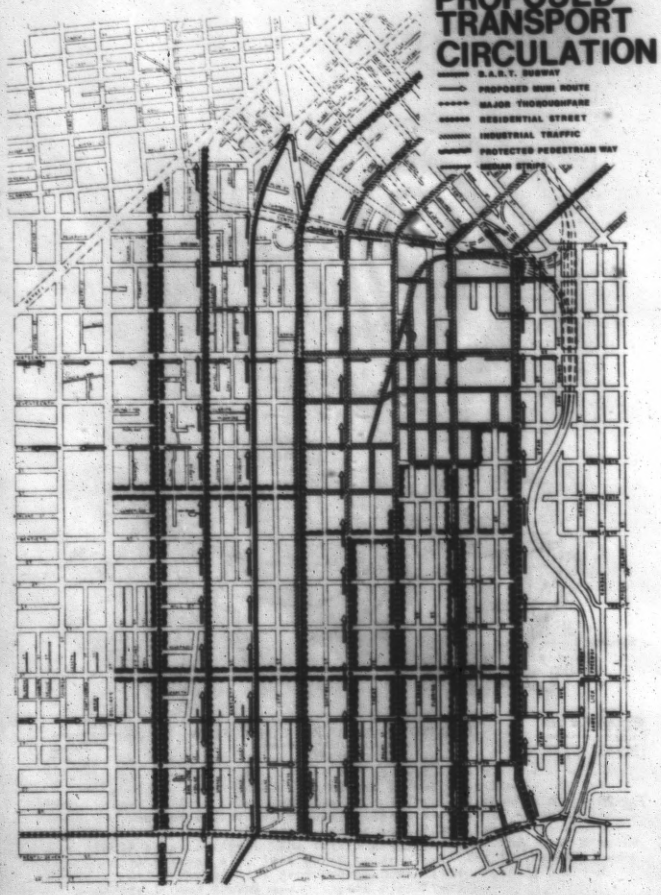

PROPOSED
TRANSPORT
CIRCULATION
B.A.R.T. SUBWAY
PROPOSED MUNI ROUTE
MAJOR THOROUGHFARE
RESIDENTIAL STREET
INDUSTRIAL TRAFFIC
PROTECTED PEDESTRIAN WAY

Fig. 21

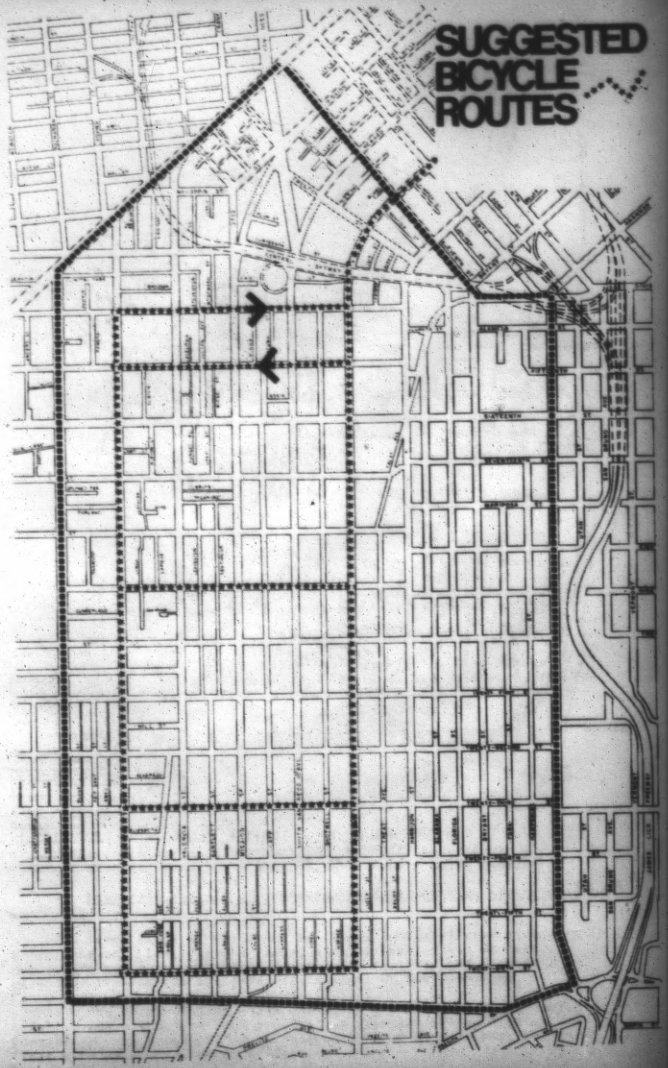

SUGGESTED
BICYCLE
ROUTES

Fig. 22

CHAPTER VI - URBAN ENVIRONMENT*

4. INTRODUCTION

Because of its physical location and history, the Inner Mission was destined to contain a mix, too closely mingled in parts, of residential, commercial and industrial uses and too little public open space (see Chapter I, Book I and figure 4).

The flatness of the Inner Mission in a hilly city and its location between downtown San Francisco and many suburbs southward on the San Francisco Peninsula, causes thousands of commuters to roar through the Mission every day.

Under existing zoning laws and locations of zoning districts, the residential sections of the Inner Mission contain only 36% of the housing units allowable there. Thus many single-family houses and 2-to-4 unit apartment buildings, favored by families, are in jeopardy of being replaced by smaller, more densely packed, more expensive units less oriented to families.

The Inner Mission has 245 "historic" buildings and many more Victorian structures not yet officially listed as "hostoric". The potential in the Mission for more dense, new apartment buildings endangers hundreds of Victorian houses and flats. The architecture of many recent buildings in the Mission has not been compatible with the styles and forms of older structures.

Poverty, lack of concern among residents and businesses, excessive vehicular traffic and insufficient City cleaning services have led to streets and sidewalks of the Inner Mission being heavily littered with paper wrappers, bottles, cans and other garbage.

The deeply rooted environmental problems of the Inner Mission can be reduced if the City and Mission Community become committed to doing that through measures such as those embodied in the recommended policies and actions of this chapter.

II. RECOMMENDED OBJECTIVES AND POLICIES

The following Objective and Policies on Urban Environment are recommended to Mission Community groups interested in these issues. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Guarantee that the future physical development of the Inner Mission, based on its more favorable historical and physical characteristics, will be pleasing and interesting to local residents, in the proportions, colors, forms textures and clear relationships of various sizes and uses of buildings, streets, signs, sidewalks, sidewalk fixtures and landscaping. Diverse, ethnic social and commercial activities should be encouraged. The future development of the Inner Mission should cause cleaner air, less harsh noise, fewer traffic dangers, more community maintenance, more park space, more family housing for low and moderate income groups and historic preservation.

*Chapter VI - Urban Environment, researched and written by Gregory Montes, MHDC Planner.

Policies

1. Down-zone R-4 to R-3 throughout the Inner Mission except for several blocks around the 16th and Mission Streets BART station.

Down-zoning, which is rezoning, is essential to encourage residential neighborhood stability, preservation of family units and historic preservation.

2. Maintain the present height and bulk limits in the Inner Mission but with lenient bulk variances allowed in one block around the 16th-Mission BART station.

Any heavy new development should be focused on 16th and Mission rather than around the 24th-Mission BART station. Private or public development should cause minimal possible housing relocation all of which must be fully compensated.

3. Improve the architectural design of new buildings, in the Inner Mission.

Through liasons at the City Planning Department and Central Permit Bureau, Mission Community groups and the City should encourage architectural and urban design which will aid the overall commerce of the neighborhood; produce design compatible with the older buildings and improve the views and boundary definition of the Inner Mission.

4. Carry out the Mission Protected Neighborhood Program on major north-south streets in the Mission.

PNP provides 3 major benefits: a) reduction of commuter auto traffic, b) more public recreational space in widened sidewalks, c) beautification with trees, benches, textured pavements.

5. Improve Community Maintenance.

The DPW Bureau of Street Cleaning, supported by City Budget priorities, Mission Community groups, merchants and residents, should work together to reduce litter and garbage on streets and sidewalks of the Inner Mission.

6. Remove Incompatible NCU's and Industries in Residential Neighborhoods.

Some small industries and excess gas stations should be removed from residential neighborhoods where they cause air and noise pollution, industrial traffic, some hazards and bad effects on nearby housing.

NCU's which are neighborhood service businesses, mainly at corners, such as laundromats and grocery stores, should remain.

7. Encourage and aid preservation of Inner Mission historic buildings.

The large stock of Victorian buildings in the Mission should be saved because: they contain large, usually less expensive family units; are not very expensive if not fully restored and provide a beautiful link to the extraordinary history of San Francisco.

8. Underground Utility Wires.

The heavy utility wires and poles provide some of the major eyesores and detractors from physical improvement of the Mission Community. The wires should be removed as soon as possible, beginning first with major pedestrian streets.

The City helped the wires get there and the City should help poorer Mission Community residents get rid of the problem.

9. Obtain More Street Trees.

The Inner Mission especially needs street (sidewalk) trees provided both free or at some cost by the City. With a scarcity of parks, few front yards and much divergent architecture, the Inner Mission needs the unifying, beautifying effects of street trees.

10. Reduce Air Pollution.

The residents of the Inner Mission have suffered more than their share of unhealthy, dirty air pollution because of commuter auto traffic.

Several new developments seem to forecast less air pollution in the Mission in the near future.

11. Reduce Noise Pollution.

Because of the district's density, presence of industries and many businesses, the mental and physical health of Inner Mission residents especially require the full benefit of any future government measures against noise pollution.

III. EXISTING ENVIRONMENT - INNER MISSION DISTRICT

1. Boundaries.

The Inner Mission (Mission Model Neighborhood) has distinct geographic and man-made boundaries The boundaries are basically the James Lick Freeway and Potrero Hill to the east; Army Street and Bernal Heights to the south; palm-lined, four-lane Dolores Street and Dolores Heights to the west; and wide Market Street and the Central Skyway to the north.

Often when a community has definite geographic boundaries, residents and outsiders can more easily see the community identity, and potentials of the community and will seek to improve it.

In general, San Francisco is characterized by many, geographically, architecturally, or otherwise distinct neighborhoods (see figure 2), most of which have effective community organizations.

2. Weather.

The Mission District has some of the best, sunniest weather in San Francisco. The Mission is located directly east of Diamond Heights, Twin Peaks and Mount Sutro. Thus, when fog is drawn across the San Francisco Peninsula during the summer, from the Pacific Ocean to the warmer Bay and San Joaquin Valley, the fog is stopped by the hills from entering the Mission. The fog passes near the south boundary of the Mission, through the "Alemany Cut" by Bernal Hill and north of the Mission, along the ridge of Nob Hill.

3. Location.

Although the Mission District has easily recognized geographic boundaries and good weather, its location also makes it vulnerable to commuter traffic. The Mission District is located directly south of downtown San Francisco and is one of the flattest sections of the City. These two factors encourage about 2,500 commuters per day who live south of the Mission District, on the San Francisco Peninsula which extends 40 miles down to San Jose, to drive their cars through here on their way to and from work and shopping in downtown.[1]

The major north-south streets of the Mission especially suffer from noise, air pollution and difficultues for crossing pedestrians. Those streets are Guerrero, Valencia, South Van Ness, Folsom and Potrero and to a lesser degree, Bryant and Harrison. However the latter two take heavy industrial traffic from the NEIZ (Northeast Industrial Zone) of the Mission.

The Mission Protected Neighborhood Program (PNP) (see Section 4, Part IV, below), will try to solve some of the Mission's problems related to commuter traffic.

4. Skyline.

At present, most buildings in the Mission District are 40 to 50 feet high. The several exceptions are the Bayview Federal Savings Buildings at 22nd and Mission (10 stories); the Pacific Telephone Building at 25th and Capp (8 stories); the home for the elderly at 21st and Capp (6 stories); and Far West Labs at Folsom and 15th Street (6 stories).

5. Views.

From streets in the Mission District the main views are towards its geographic boundaries; the Central Skyway and downtown skyline; Potrero Hill; Bernal Hill; Dolores Heights and west of it, Twin Peaks and Mount Sutro.

Presently, most streets in the Mission have few views of greenery except on the hills beyond the district. There are few parks in the Mission. The street views are cluttered by utility poles loaded with heavy wires and cables. A few major streets in the Mission, such as Guerrero and Folsom, have been planted with trees by the City and now have some fine views.

Several smaller streets on the west side of the Mission, such as Fair Oaks, 21st and Liberty,are planted with street (sidewalk) trees. However, east of Mission Street, very few residential streets have any trees at all.

IV. ENVIRONMENTAL PROBLEMS AND IMPROVEMENT - INNER MISSION DISTRICT.

1. Down-zoning

One of the most important issues for the future physical development of the Mission District is 'down-zoning' or reduction of the potential building density of an area.

When San Francisco was zoned in the 1950's, many residential sections of the City were zoned to allow the existing dwelling units to be replaced by larger apartment buildings with many more units.

In the past several years, residents of San Francisco have wanted to preserve more single-family and two-to-six unit apartment buildings for the benefit of family life and a less crowded city. Thus several neighborhoods have petitioned the City Planning Commission to down-zone their areas from R-5 or R-4 to R-3 or R-2.

More prosperous or well-known residential sections of the City, such as Pacific Heights, the Inner Richmond and the Haight-Ashbury, have won or are on the point of winning down-zoning in their areas. Down-zoning is now being considered in Bernal Heights and Noe Valley, both of which are adjacent to the Inner Mission District.

At present, most residential zones in the Mission are zoned R-4 or R-3 (see figure 24). Because of the many older buildings still standing in the residential sections of the Mission District,

those areas are built up to only 36% of the density allowed under existing zoning.[2]

In other words, many single-family and two-to-six unit dwellings are in danger of being bought up and replaced by large apartment buildings with many studio, one-bedroom and two-bedroom units. Such development would permanently displace poorer families with several children; would decrease the stabilizing, family atmosphere in the Mission; would increase auto traffic on streets of the Mission; would further strain the insufficient community services in the district and would demolish many, irreplaceable, historic Victorian houses and flats.

Table 38*

Expected Densities in Residential Zones
According to San Francisco City Planning Code, 1973

Zoning	Square ft./Unit	Units/Acre	Theoretical Maximum Units, on 75 ft. by 100 ft. lot (three 25 ft. lots.)	Actual Maximum Family Units, Required Parking= 1 car/unit, 350 sq.ft./car.	Actual Maximum Elderly Units - 1 car/2 units 250 sq.ft./car
R-1	3,000	14.5	3	3	3
R-2	1,500	29.0	5	5	5
R-3	800	54.5	9	9	9
R-3.5	600	72.5	13	13	13
R-4	200	217.0	38	21	38
R-5	125	348.0	60	38 (with 2 levels of parking)	60 (with 2 levels of parking)

*Source: Derived from San Francisco Planning Code, 1973, by Ed Burger, MHDC Planning Consultant.

a. Recommendation

After considerable study of statistics, development capacities of various zoning districts and the location of parks and community services in the Mission District, the Mission Plan planners make the following recommendations: all R-4 zones in the Mission should be down-zoned to R-3; R-5 would go to R-4 and existing R-3, R-2 and R-1 would remain the same (see figure 24).

By the City Planning Code, all residential uses in commercial zones are zoned .5 higher than the nearest residential zone. Thus most residential uses in commercial zones would become R-3.5 or R-4.

Down-zoning would safeguard the many single-family homes and flats in the Mission District.

For example, on a lot of 75 feet by 100 feet, which would occupy three former single-family house lots, in R-4 zoning one could build 21 one-bedroom family units or 38 elderly units. However, in R-3 zoning, on a lot 75 by 100 feet, a developer could build only 9 three-bedroom family or 9 elderly units (see Table 38). Thus under R-3 zoning the cost of land and construction which are especially high would discourage the developer from replacing three single-family homes with one large, dense apartment building.

b. Property Values

Some may say that the potential value of their land is decreased by down-zoning because they cannot build such large buildings there. In the immediate future that is true. But the existing building or the residential density allowed there, continues to gain value because the neighborhood remains less crowded, is less crowded with cars, has less street litter, cleaner air and older, interesting buildings remain. Also, once that owners stop trying to sell their buildings at a higher price to make way for more dense development, they will tend to spend more on maintenance of the existing residential buildings.

By the down-zoning proposed here, dense development would be allowed only where it belongs, around BART stations and in commercial areas.

c. New Problem

Now, by late 1973, the Mission Community will have to fight harder than ever to achieve down-zoning in the Mission. The City Planning Commission recently decided to discourage consideration of further down-zoning requests. The Commission says that a comprehensive plan for down-zoning and building density limits ("Residential Zoning Study") for all of the City must be done before further actions are taken on the many requests. Thus, unless the Mission Community strongly insists on down-zoning in the Mission, the district might have to wait 2 or 3 years until the report is completed and even then might not get what it needs.

2. Proposed Inner Mission Urban Design Goals

The major north-south streets of the Inner Mission experience various degrees of problems related to urban design and environment. Below are proposed, summarized goals for stabilization and improvement of architectural design and environmental condition which could benefit not only major Mission District streets and major intersections but also by influence, the surrounding neighborhoods. The Mission Protected Neighborhood Program would help encourage these goals.

Appendix E tells how Mission Community residents can influence the design and uses of new buildings, land uses and alterations of old buildings, through involvement in City processes related to building,demolition or rehabilitation permits.

A. Streets.

a. Mission Street

*Maintain continuous commercial frontages with residences and offices above.

*Allow few setbacks except at the two BART Stations and perhaps at the midpoint around 19th Street (which should be landscaped if that is done).

*Discourage undesirable uses such as pawnshops and car repair chops.

b. Valencia Street

*Minimize presence of parking lots; encourage stores oriented to pedestrians; maintain and increase housing above commercial uses.

c. South Van Ness Avenue

*Replace NCU and other gas stations, between 18th and Army Streets, with housing above commercial uses at corners. The five remaining gas stations, between 15th and 17th, can service the local needs.

*Stop further demolition of Victorian buildings.

*Between 18th and Army Streets, discourage commercial uses except for businesses at corners.

*Between 18th and Army Streets, discourage parking lots fronting on sidewalks.

d. Guerrero and Dolores

*Preserve historic buildings.

*Discourage architecture not compatible with older buildings.

*Prohibit opening of corner commercial lots with parking lots or gas stations.

e. Potrero Avenue

*On west side, between 18th and Army Streets, maintain and encourage housing.

*At corners, encourage neighborhood service businesses and not parking lots, gas stations or other commercial open spaces.

B. Intersections.

a. Mission and 24th Streets

*Encourage neighborhood service businesses.

*Discourage heavy new development involving more than six-story buildings.

*Preserve historic buildings and encourage housing above stores.

b. Mission and 16th Streets

*Concentrate Mission District development, resulting from BART, in two blocks around the intersection. Allow development within 105 foot height limit but with some variances allowed for increased bulk.

*Mix new housing above commercial with rehabilitation of existing housing. Minimize residential relocation and sufficiently compensate any which is caused.

*Future heavy commercial-residential development in the Inner Mission should be concentrated around the 16th-Mission, rather than the 24th-Mission BART station for the following reasons: There is less housing and fewer historic buildings around the 16th-Mission station; larger parcels of commercial land are already assembled around 16th and Mission than at 24th and Mission and 16th has heavier traffic since it is a through street to the East Waterfront while 24th stops at the James Lick Freeway (U.S.101).

C. Proposal for 16th-Mission Area Study.

If a community group asks and if the request seems justified, the City Planning Department will undertake a "special study" of an area of the City. The studies are done in consultation with community groups and other City departments.

Recently, the Mission Planning Council asked the City Planning Department to include in its 1974 Work Program a two-part Special Study of 1) 16th and Mission area, and 2) 16th Street between Mission and Dolores Streets. The Study could involve discussions between and surveys of existing residents and merchants of those areas; staff of City Planning, Mayor's Office of Economic Development and other agencies and potential developers or businessmen who might locate in those areas. On the basis of those discussions and surveys, the City Planning Department, perhaps in conjunction with several Mission Community organizations, could propose for the two above-mentioned areas:

*Urban and architectural designs for new construction, mixed with rehabilitation of viable existing housing and businesses.

*Economic plan including improvement of existing businesses and commercial improvement through new businesses with heavier volume, employment and attraction of family shopping.

Part I of the study could help reduce fears, and the reasons for them among Mission District residents and small businessmen about the possible effects of BART under Mission Street. The study would show how BART-related development could take place with minimum housing relocation, maximum architectural quality, urban design consistent with the neighborhood scale and maximum economic benefit to the district's present residents and businessmen.

Part II of the study would similarly reduce community disruptions caused by new development and would provide a plan for improvement of 16th Street which, in the Bicentennial Celebration of 1976, could become a major, pedestrian-oriented link between the BART station at 16th and Mission Streets and Mission Dolores located at 16th and Dolores Streets and born from the Mission founded in 1776. The 16th Street Improvement could be combined with the recently proposed neighborhood improvement contests for the Bicentennial.

3. Standards of Architectural Design and Landscaping

In the 1950's, many plain, sometimes unsightly apartment buildings were constructed in the Inner Mission. During that time, many Victorian homes were either destroyed or their intricate, wooden details were stripped and replaced with cheap asbestos shingles which

are easier to maintain. Also, through the years, parking lots for large businesses have increased in the Inner Mission.

The "Urban Design Plan for the Comprehensive Plan of San Francisco", completed in May, 1971, suggests elements of architectural and landscape design which will help maintain the beauty, interest and historic character of San Francisco.

Below is a list of design considerations, derived in part from the Urban Design Plan. Mission Community groups concerned with planning and design and architects, artists, planners and developers in the Mission should encourage these elements of design in the district. The proposed community liaison with the Central Permit Bureau of DPW (see Action 3a) and the proposed Mission Community Design Center could review plans for new construction in the Inner Mission and could see that the following design elements would be used. Appendix B lists several City appeals and review processes through which Mission Community groups could influence the designs and uses of new construction in the Inner Mission.

Architectural and Landscape Design Considerations

a. External details and texture on buildings add to architectural interest and should be preserved and encouraged.

b. Natural materials such as wood, brick, stone and iron usually look better on residential exteriors than do synthetics such as asbestos, plastic and aluminum.

c. Continuous, unbroken facades in residential and pedestrian-oriented commercial areas are desirable. The established building setbacks should be maintained and generally businesses should not be set away from the street and behind parking lots.

If parking is required, it should be under or behind buildings. If parking must face on the street, it should be shielded by trees and bushes.

d. Arcades at ground level provide covered sidewalks and add to visual interest. In the Mission they recall the Latin heritage.

e. Large commercial signs which cover entire building facades, help clutter street scenes and have little architectural interest.

f. Between large buildings (ca.10 stories) and small ones (ca. 2 floors), transitional structures of intermediate size should be built to prevent a disrupted architectural scene.

g. Light, pastel colors are characteristic of San Francisco buildings. In the Mission, brighter, more Latin colors are used to good effect.

h. Bay windows are characteristic of San Francisco; allow more sunlight to enter rooms and add to visual variety of the street.

i. Residential buildings should not contain too many separate garage entrances which require curb cuts. More driveways cause more accidents; reduce the potential for planting sidewalk trees and require more garage doors which reduce architectural interest.

j. Sidewalk trees, bushes and flowers in planters increase the beauty, clean air, greenery and appearance of architectural unity on urban streets and discourage parking on sidewalks.

4. Mission Protected Neighborhood Program (PNP)

In January, 1973, at the request of MCO, (made on December 1, 1972 - see Section III-3b, Chapter IX), the Directors of City Planning and Public Works requested for the Mission District $100,000 for 1972-73 and hopefully $100,000 or more for each of the following four years to reduce commuter traffic, beautify streets and create more public open space in the Mission. The project is called Mission Protected Neighborhood Program(MPNP). If these funds are not spent on PNP in the Mission, they will be used for PNP in other parts of San Francisco.

The main improvements in PNP consist of widening sidewalks at intervals, especially in front of public and community buildings and corners, and installing trees, benches, brick or stone paving and sometimes play equipment in the widened areas. Trees are planted on the sidewalks between the widened areas. In effect, PNP creates linear parks, or a series of mini-parks at intervals along the street (see figure 26).

Where PNP includes reduction of traffic lanes, it reduces commuter traffic and air pollution. On major streets such as Valencia and South Van Ness, a median strip planted with trees and bushes and sidewalks planted with trees, would not reduce much commuter traffic but would improve appearances and also make the residences there more liveable.

PNP must reduce commuter traffic passing through the Mission. Now, of the approximately 8,600 cars which drive through the Mission District at peak traffic hours, at least 1,200 belong to commuters.[3] The City Planning Department feels therefore that auto traffic in the Mission can be cut by about 12% or the percent of total traffic belonging to commuters. City Planning believes that the eliminated traffic can shift to BART, which runs through the Mission, and to the Southern Freeway to downtown San Francisco and the Bay Bridge which should be completed in 1974.

City Planning states that about 7 of the 40 traffic lanes (3-1/2 in each direction) can be removed from the major north-south streets of the Mission within the next 10 years.[4] The total PNP changes proposed below would add up to elimination of 8 through traffic lanes in the district.

The MP Planners proposed, and the MCO Planning and Community Maintenance committees accepted, that the first PNP improvements be on Harrison Street, between 25th and 23rd, and on Bryant, between 23rd and 21st (see Appendix A). Those four blocks were selected because Harrison and Bryant are too wide and encourage industrial traffic to pass through a residential neighborhood and the blocks are centrally located in one of the poorest parts of the Mission which has the least park space. If commuter traffic can be reduced on these streets, a more solid residential neighborhood can be established all the way from Potrero Avenue to South Van Ness and from Army to 20th. Also, the blocks on Harrison, improved by PNP, will create a linear park from Garfield Square at 25th, up to 23rd, where it is hoped that a new park will be built (see Section III-3, Chapter III).

After Bryant and Harrison, PNP could be done on Guerrero, Valencia, South Van Ness, Folsom, Potrero, 19th and 23rd. (see Appendix A).

The total cost of the PNP, about $1.6 million, spread over 8 years, is not unusually large when one considers the immense benefits which it could bring to 51 City blocks of the Inner Mission. For what a park of one City block in size would cost, the community would obtain through PNP mini-parks (at the widened sidewalks) and traffic reduction on Potrero, Bryant, Harrison, Folsom and Guerrero Streets

and beautification, with planted center strips, on Valencia and South Van Ness.

The proposed PNP schedule beyond 1973-74 was formulated on the basis of which streets and sections of the Mission seem to most urgently need traffic reduction, beautification, cleaner air, less noise and more public open space. One of the main aims is to distribute PNP improvements across the entire Inner Mission as soon as possible and starting with the poorest, most heavily traveled areas first. After Bryant and Harrison, Guerrero would be helped because it may deteriorate soon if commuter traffic is not reduced from the present level of about 19,000 cars per day.

The future funding of PNP depends on the success of the first improvements on Bryant and Harrison and on how well the Mission Community pushes for further funds and improvements. The expenses for PNP, proposed above, rise from $100,000 in 1973-74 to an average of $223,570 per year for each of the following seven years.

In Summer, 1973, the MCO Planning Committee contacted several Supervisors to enlist their support in obtaining, for PNP, some of the Gas tax Money which is given to the Department of Public Works. In Fall, 1973, the City Planning Director requested $285,000 for continued Mission PNP in 1974-75.

5. Community Maintenance

The Inner Mission District has, despite its assets, more paper, plastic containers, tin cans and dog litter on its streets than any other part of San Francisco except Chinatown which is considered a national tourist attraction.[5] The MCO Community Maintenance Committee and the Bureau of Street Cleaning DPW have made some efforts to reduce street litter in the Mission, but still the problem is great. In Spring, 1973, at MCO's request, DPW placed more public litter cans in the Inner Mission.

A. Possible Inner Mission Maintenance Measures

a. Improved Street Cleaning Equipment

DPW should use more modern, automatic street-cleaning equipment. In 1972 San Francisco DPW spent $5,716,177 and employed 346 people to keep fewer streets less clean than did Oakland with $1 million and 52 persons.[6]

As the Superintendent of the Bureau of Street Cleaning, Mr. Bernard Crotty, explains, the Board of Supervisors and Mayor have sharply cut Street Cleaning Budget Requests of about the last 5 years as public priorities have focused on other areas.[7] However, recently, General Revenue-Sharing funds have improved the situation. For the Fiscal Year 1973-74, $360,000 has been appropriated for new street cleaning equipment. Several new "flusher" trucks, which spray pressured water, can especially help in the Mission to send street litter to the gutters where street cleaners sweep it up.

b. Alternate Side Parking

From DPW's point of view, the main obstacle to reducing street litter in the Inner Mission is that on-street parking is permitted most of the time on most of the district's commercial and residential streets.[8] The on-street parking is needed because of the area's dense population and lack of off-street parking. However, DPW must use more expensive, time-consuming street cleaning workers ('blockmen") instead of machines wherever on-street parking exists. Even then, street cleaners cannot reach much litter which has been flushed under cars.

In Spring, 1974, the Street Cleaning Bureau will begin a 6-month experiment with "alternate side parking" on Clement Street in the Richmond District. In the experiment, parking will be prohibited for

several hours on one side of the street and then, after mechanical street cleaners have swept that, on the other side which is then swept. If the method works in the Richmond, by late 1974, the Street Cleaning Bureau can start discussing with Mission Community groups, possible use of alternate side parking on several Inner Mission Streets. However, it is questionable how much temporary off-street parking could be achieved in the Mission without causing serious inconveniences to the district's residents and merchants.

c. Street-Cleaning Personnel and Overtime

At present 16 block men sweep Inner Mission streets and some sidewalks (optional for block men to do), 5 days per week from 7 a.m. to 4 p.m. Two emergency, radio-equipped, clean-up trucks and a water flusher are available to the district.

Soon, the Bureau of Street Cleaning will reduce the number of block men in the Inner Mission by about 25%, that is, to 12 men. The Bureau Superintendent believes that hiring of 2 new foremen and a general foreman will gain more intense work from the remaining 12 block men and compensate for the reduction.[9] Mission Community groups should be vigilant that the reduction does not increase the District's maintenance problem.

d. Community Maintenance Education

Public and parochial schools and pre-schools in the Mission should continually educate children, from ages 4 to 18, on the need for improved community maintenance. Regular talks, illustrated with slides, could show the garbage and dog litter which drives away potential shoppers and makes the neighborhood less pleasant for its residents to live in. Student contests and field trips could also increase interest.

Also, church ministers and priests, in talks to their congregations, should impress on both youths and adults the need to decrease street litter.

e. Economic Development

More economic development, which would employ more Mission residents at better wages, is needed (see Chapter VIII). People can take pride in themselves and their neighborhood only when they have the chance for their own improvement.

f. Litter Laws Enforcement

Community groups and individuals who want to increase community maintenance in the Mission should encourage residents to follow the City's existing laws on maintenance and encourage the Police and Public Works Departments to enforce them.

If the litter problem increases much more in the Mission, community groups might consider asking the City to more strictly punish, at least until the situation improves, the constant violations of the litter laws summarized below. The Bureau of Street Cleaning cautions that any such strict enforcement could be undertaken only if requested by several major Mission Community groups and if requested, should be heavily publicized before-hand by both the City and community groups to explain the reasons for it and the planned duration of the clean-up campaign.[10]

B. Basic Anti-Litter Laws

The following violations of the law are punishable by a maximum $500 fine and/or 6-month imprisonment.[11]

*Dumping household garbage in DPW litter cans on sidewalks. The cans are only for "hand litter" such as small amounts of paper wrappers and plastic or metal containers; and for sweepings collected by street cleaners. All residential property owners must pay for garbage collection, including for tenants. Non-paying landlords should be reported to the Department of Public Health (Phone 558-4730). The City can pay the collection cost and raise the landlord's property tax to cover that.

*Dumping of boxes and garbage on sidewalks by merchants.

*Throwing litter on public streets, sidewalks and parks. (This misdemeanor is rarely punished by the maximum penalty.)

*To allow a pet, except a domestic cat, to run loose beyond the private property of its owner. To allow a dog to defecate anywhere beyond the owner's property, except in a street gutter.

Dogs are allowed to run loose in only two public places in the City; at designated locations in Golden Gate and McLaren Parks. Those locations are not very convenient for dog-owners in the Mission.

Besides litter, another aspect of community maintenance is housing rehabilitation in the Inner Mission (see Section IV-1, Chapter II).

6. Rezoning

In the NEIZ Plan (see Chapter VII), extensive rezoning from industrial to residential and park uses, is proposed in connection with small Renewal areas. The City Planning Commission has already endorsed some of the projected conversion, particularly around the Regal Pale site and Franklin Square.

However, beyond the NEIZ, several pockets of industrial uses exist within residential zones (see figure 4) and cause much noise, air pollution, industrial traffic and sometimes urban blight (ugliness), out of character with the neighborhood.

a. Employment

Any individual or citizen's group considering action against an industry in the Mission should consult MCA (Model Cities) or MHDC which either know or can find out how many people the industry employs, how many of them live in the Inner Mission, and whether the industry is thinking of or planning to leave the area.

Whenever an industry employs substantial numbers of people from the Mission, and it is being encouraged to leave, MCO Employment Committee and Mission Hiring Hall should find jobs, before the move takes place, for those who would be displaced.

b. Industrial Removal

Some industries can be relocated to industrial parks in India Basin, San Francisco or the ones in Brisbane, South San Francisco, San Leandro and several other Bay Area locations. At those places, industry is often more appropriate because of lower land costs, lower property taxes and less residential density.

If the industry will cause minimal pollution and employs many, staff at MCA, MHDC, City Planning and the Mayor's Office of Economic Development can help find a relocation site in the Northeast Industrial Zone of the Mission, particularly above 16th Street.

c. Non-Conforming Uses (NCU's)

In 1960 the City Planning Department classified almost all commercial uses in residential zones, including even grocery stores, laundromats and other businesses useful to the community, as NCU's which had to leave the residential areas by 1980, 1990 or some time in between.

The Department now realizes that most small businesses which serve the community in residential areas, should be allowed to stay there.

Therefore, officials of City Planning have stated that when the NCU's in the Mission reach their deadlines for leaving in 1980 or 1990, most of them will be granted, upon appeal, an indefinite extension or will no longer be considered Non-Conforming Uses.

The Mission Plan recommends that several Inner Mission buildings and/or uses which are already official NCU's or proposed here to become NCU's, be removed by 1980 (see figure 25 and Appendix F). These existing or proposed NCU's are mainly small industries and gas stations which have blighting effects on residential neighborhoods.

7. Historic Buildings

Table 38a- Inner Mission Historic Buildings[12]
(As designated by S.F. Junior League, 1968, in Here Today.)

229 residential (containing ca. 577 housing units)
12 commercial - institutional
4 mixed uses
245 Total

Approximately 50% of the residential buildings are owner-occupied.

Most of the Inner Mission historic buildings are west of Mission Street and south of 20th since the huge fire after the 1906 earthquake did not burn into those areas (see Chapter I, Book I). Many other buildings in the Mission, including those east of Mission Street, are more recent than Victorians but have architectural and historic interest. The many flats built between about 1900 and 1920 are in a more simplified, Classic style than the Victorians but have fine bay windows. The stucco buildings of the 1920's and 1930's often have interesting pseudo-Spanish details. Only the apartment buildings of the 1950's and early 1960's, with flat stucco walls, aluminum frame windows and exterior fire escapes, are of questionable design.

The recently established Victorian Alliance seeks to promote preservation, restoration and appreciation of Mission Victorian Buildings. The Victorian Alliance meets at the Parish Hall of St. John's Episcopal Church, 120 Julian Street, at 7:30 p.m. on the last Wednesday of every month (mailing address: Postal Drawer A, San Francisco 94131).

There are several sources of help for preservation of Inner Mission Historic buildings.

a. Landmark Designation

The nine-member Landmarks Preservation Advisory Board, established in 1969, advises the City Planning Commission and Board of Supervisors on historic buildings or groups of buildings which should be declared Landmarks or Historic Districts. The designated buildings cannot receive exterior remodeling unappropriate to their historic styles and cannot be demolished for up to 12 months after owners

apply for that action. After that time, if the Landmarks Board or others have not found a source to save the building, it can be demolished. At present, Mission Dolores is the Landmark closest to the Inner Mission.

b. MHDC - Subsidized Rehabilitation Loans (see Section IV-1, Chapter II)

c. Heritage - The Foundation for San Francisco's Architectural Heritage.

Heritage has a revolving fund for purchase of threatened Landmarks which it resells to owners who agree to preserve the historic buildings. Heritage also provides legal and financial advice to those who want to restore historic buildings in San Francisco.

8. Undergrounding Utility Wires

A major detractor from the residential and commercial attractiveness of the Inner Mission is the large number of old utility poles heavily loaded with electric wires. The views down some streets in the Mission are made unsightly by large transformer boxes and sagging bunches of black wires hung from tall poles.

At present, the Department of Public Works has a six-year schedule for the undergrounding utility wires. According to the schedule, not one utility wire is to be undergrounded in the Mission Model Neighborhood. Most Undergrounding is scheduled either for FACE and Redevelopment areas or for wealthy sections of the City such as Telegraph Hill and Pacific Heights.

At least 51% of residents on a block must sign a petition to get it on the undergrounding schedule.[13] The main problem is that DPW charges at least $250 to each property owner on a block where poles are undergrounded. Most Mission residents cannot afford the $250. The Inner Mission District does not have the means to rid itself of these eyesores and it cannot progress far in physicial improvement until they start to be removed.

The Mission Plan suggests that a financing plan be worked out, between Mission Community groups and the City in which the City and/or low-interest bank loans would initially pay the major part of the undergrounding expense. Later the residents could pay back some of the cost at a rate they can afford.

Also DPW might help secure funds for undergrounding from the City's General Fund, Capital Improvements Program or Revenue-Sharing.

The one in charge of the undergrounding schedule is: Utilities and Undergrounding Coordinator, Utilities Liaison Section, Bureau of Engineering, DPW, at Room 367, City Hall, San Francisco, Phone: 558-3173.

See Appendix C for the schedule for undergrounding utility poles in the Inner Mission; proposed by the Mission Plan and requested by the MCO Planning Committee and later the Mission Planning Council. The proposed undergrounding is on major Mission streets, with the heaviest utility wires and is coordinated as much as possible with the PNP Improvements.

Appendix C proposed undergrounding poles on an average of .87 miles of Inner Mission streets, for each of the next seven year. That is not excessive when on considers that next year DPW plans to underground 4.62 miles of poles throughout San Francisco, of which

.56 miles will be on Telegraph Hill and .77 miles in Pacific Heights,[14] two areas already considered beautiful.

9. Street (Sidewalk) Trees

In San Francisco there are at least 5 different ways that residents can obtain sidewalk trees (called 'street trees' by DPW) to beautify their sidewalks and buildings, reduce parking on sidewalks and reduce air pollution. In Appendix B, those methods are listed so that Mission residents and organizations will know how to obtain street trees.

10. Air Pollution

a. Traffic

The Federal Environmental Protection Agency (EPA) is now developing, with citizen's review, methods of implementation of the Clean Air Act of 1970. If the currently proposed air quality standards are implemented, in the San Francisco Bay Region, between March, 1974 and 1977, smog from motor vehicles will be reduced to levels not bothersome to residents of the Bay Area. For more information, call EPA, Air Pollution Section, 100 California Street, San Francisco, Phone: 556-3232.

The present energy crisis which has increased sharply in Fall, 1973, may reduce auto pollution even sooner. However, that crisis, not planned for by the Federal and State governments, may cause severe hardships in human physical needs and employment.

b. Industries

Several industries in the Mission District, disrupt adjacent residential areas with regular, foul odors such as from corn oil, and disturb the area with loud, steady noises from motors and industrial machinery.

To complain about industrial air pollution, one should call: Bay Area Pollution Control Board, 939 Ellis, San Francisco, Phone: 771-6000. An Inspector will visit the industry in question, several times, and see what odors he can detect. If the majority of residents on a City block complain vigorously about the smell or the physical effects of the air pollution, and BAAPCB cannot convince the industry to reduce its pollution, the company can be taken to court, declared a public nuisance, and forced to reduce pollution. The process usually takes at least several months.

The phased rezoning and land use changes, proposed for the NEIZ (see figure 29a) and the rest of the Inner Mission (figure 25), would, if carried out, greatly help reduce noise and air pollution in the Mission District. Those zoning changes will be easier in the NEIZ where the City favors some Redevelopment.

11. Noise Pollution

In September, 1972, San Francisco passed a Noise Control Ordinance (No. 274-72). The Noise Ordinance establishes allowable sound levels (measured in decibels) for motor vehicles, construction equipment, garbage collection and stationary machinery in the various zoning districts of the City. Noise violations can be punished with fines and imprisonment (see Appendix G).

The Noise Ordinance set up a Task Force on Noise Control to undertake a "noise map" of acceptable noise levels in San Francisco, set up a noise monitoring system throughout the City and consider establishment of an inspection system with trained inspectors to

respond to public complaints. The report of the Task Force is due in September, 1974. Eleven of the 22 members of the Task Force are supposed to be appointed by the Board of Supervisors and represent various elements of the community. Mission community groups might seek representation on the Task Force and consider proposed Inner Mission noise levels.

12. Mission Population

The Urban Environment of the Inner Mission will never improve considerably unless the population of the district stabilizes.

Chapter VII, on the basis of allowable densities, height limits, proposed new housing in the NEIZ, Mission Street, and scattered sites throughout the District, concludes that the ultimate, maximum population of the Mission should be about 55,000 people or about 3,000 above the present 51,870 residents. If more than that were added to the Mission, neighborhood traffic congestion would be insupportable, streets and sidewalks might never by kept clean, the existing family environment would be threatened and community services, including parks, schools, childcare centers, clinics and neighborhood centers, would be more overloaded than now.

13. Possible Earthquake Effects in the Mission

Scientists expect a major earthquake in the San Francisco Bay Area within about the next five years. Luckily, even a major earthquake would probably not have a devastating effect on the Inner Mission, for the following reasons:

*The Inner Mission is on solid ground, mainly serpentine rock, sandstone and firm clay; unlike the Financial District of San Francisco which is built on uneven sand and landfill. On landfill, "alluvial quiver" or extreme sliding and sinking movement, take place in an earthquake and buildings collapse more easily.

*There are few tall buildings with large amounts of plate glass, in the Mission District, beyond the Bayview Federal Savings Building. In earthquakes, plate glass windows shatter, fall from tall buildings and seriously injure or kill many pedestrians.

*Many residential Mission buildings are made of wood and stucco which are more flexible or at least less dangerous in an earthquake than falling reinforced concrete, bricks, stone and steel. Most older buildings in the Inner Mission survived the 1906 earthquake quite well if not burnt in the subsequent fire.

Now the City has a much better fire department, with stations located throughout San Francisco. Also there is a "secondary water system" of water cisterens placed underground every several blocks in all neighborhoods, including the Mission. Thus, if water pipes break, the local cisterns can be used to fight fires after an earthquake.

Although earthquake effects are hard to predict, the Inner Mission would probably survive an earthquake relatively well. In fact, as in 1906, the Mission might again become a temporary or permanent refuge for residents and merchants from other parts of San Francisco.

Mission residents and businessmen can invest and improve their neighborhood without excessive worry that an earthquake will irreparably set back their efforts.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter VI - Urban Environment. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Urban Environment. Thus the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action.

Mission Community groups interested in Urban Environment are recommended to carry out or seek enactment by others of the following:

Recommended Actions:

Set 1.

1. Down-Zoning

Ask the City Planning Commission to down-zone R-4 to R-3 (or its future equivalent) in the Inner Mission except for several blocks around the 16th-Mission BART station (see figure 24).

2. Height and Bulk Limits

Maintain the present Height and Bulk Limits with bulk variances granted by the City Planning Commission in one block around 16th and Mission (see figure 23).

3. Improved Urban Design and Land Use

Improve the uses and designs of new public and private buildings and sidewalk fixtures in the Inner Mission District and increase citizen's participation in those improvements by the following methods:

a. Building Permits Liaisons

Ask the Model Cities Agency (MCA) and MHDC (or their equivalent successors) to monitor once a week the following activities with regard to the Inner Mission and provide monthly reports (or weekly if necessary) to MCO, Mission Planning Council and other major Mission Community organizations involved in housing and/or planning.

*All construction, demolition and remodeling permits requested of the Central Permit Bureau (CPB). All architectural drawings for major permits should be reviewed and reported on by the liaisons. Proposed designand uses can be judged with relation to the San Francisco Urban Design Plan of 1971.

Permits at CPB should be filed by address so they can be checked more easily.

Ask the BBI Superintendent, DPW Director, Chief Administrative Officer and Board of Supervisors to allocate funds to microfilm CPB permit requests and to keep updated the BBI Electronic Building Records System. The Records System should also show the effects of Systematic Code Enforcement on rents, housing prices, displacement, housing condition and supply.

*All requests to the City Planning Commission for variances, rezoning, conditional use permits and changes in non-conforming use

permits, all Environmental Impact Reports (EIR's) on construction in the Inner Mission.

*Activities of the Bureau of Building Inspection, including condemnation, DPW Director's hearings and City Attorney's actions.

b. Community Participation

Encourage Inner Mission Community groups and residents to guide physical development through the methods recommended in Appendix E. Those methods include appeals of building permits, conditional use permits and Environmental Impact reports, and requests for Discretionary Review and Rezoning.

c. Mission Community Design Center

Recently several Mission Community groups have started to look for funds to establish a Community Design Center in the Inner Mission, preferably on 24th Street.

The Design Center, operated by architects, planners and residents of the Inner Mission, could include the Central Permit Bureau Liaison among its staff and could provide alternative designs, consistent with the S.F. Urban Design Plan of 1971, to individuals or City agencies planning to construct or rehabilitate buildings, signs, sidewalks, parks or other urban features in the Inner Mission. The Mission Design Center, cooperating with Inner Mission residents, merchants and planners in economic development, could work together for the improvement of the Mission Community. If interested, contact the Mission Planning Council (Phone: 647-3052) and help support the effort to set up the Mission Community Design Center.

d. Development Requirements

Ask the City Planning Commission to require, through the Zoning Code and some variances for developers, major residential and/or commercial developments to contain adequate amounts of public open space, community rooms and low and moderate income housing.

e. Discretionary Review

Again ask the City Planning Commission to extend Discretionary Review to Mission Street between 14th and Army Streets. The Commission and Department should consult major Mission Community groups in any such Discretionary Review to discuss building designs and uses proposed for Mission Street.

f. 16th and Mission Area Study

Ask the Director of City Planning for his department to carry out a two-part Special Area Study of :

*16th and Mission Streets area.

*16th Street between Mission and Dolores Streets.

Both parts of the study could propose:

*Urban design for new construction, mixed with rehabilitations of viable existing housing and businesses.

*Economic plan including improvement of existing businesses and commercial improvement through new business.

If funded, the proposed Mission Community Design Center (see Action 3-c, above) could help in the 16th and Mission Area Study.

g. Tenant Notices

Ask the City Planning Commission to send notices of possible rezonings, variances and other significant changes in the Inner Mission to the involved tenants as well as property owners.

Ask the Bureau of Building Inspection, Abatement Division, to send notices of code violations, Director's hearings and City Attorney's actions, to tenants as well as to property owners.

Support the Human Rights Commission in its attempt to persuade BBI to allow tenants and potential Homeowners and renters to review code enforcement reports of buildings where they live or may want to live.

h. Private Sector Information

Ask all Mission-based contractors and realtors to inform the Model Cities Agency, or whatever Mission Community information agency follows it, of impending construction and real estate sales in the Inner Mission. In turn, MCA should inform MHDC and major Mission Community organizations involved in physical urban improvement.

4. Mission Protected Neighborhood Program

Ask the Director of City Planning, Director of Public Works and members of the Board of Supervisors to allocate from General Revenue-Sharing, State Gas Tax and whatever other sources are available, funds to carry out the entire Mission Protected Neighborhood Program (see figure 26 and Appendix A).

5. Improved Community Maintenance

Reduce street and sidewalk litter in the Inner Mission by the following methods:

a. Improved City Service

Ask the DPW Street Cleaning Bureau Superintendent to discuss with major Mission Community groups the amounts and types of equipment, personnel and street-cleaning strategies which it needs to keep clean the streets and sidewalks of the Inner Mission.

Then demand of the Board of Supervisors that it allocate funds for the needed equipment, staff and strategies.

b. Improved Community Effort

Ask all school principals, church ministers, community improvement organizations and block clubs in the Inner Mission to impress continuously on residents and merchants, the large litter problem here, the anti-litter laws and methods of reducing the problem. Slide shows, contests, "clean-up days", building painting contests, paint contributions and other means can be used to communicate and help solve the problem.

c. Anti-Litter Laws Enforcement

If the community efforts on litter reduction fail, discuss in the Mission Community the possibility of asking the departments of Public Works, Police and Public Health to strictly enforce the anti-litter laws and penalties until the problem decreases in the Inner Mission.

6. Non-Conforming Uses

Ask the City Planning Commission and Board of Permit Appeals to remove by or before 1980, incompatible NCU's (Non-Conforming Uses) and industries in residential neighborhoods of the Inner Mission (see figure 25 and Appendix F).

7. Historic Preservation

Encourage and aid preservation of Inner Mission historic buildings in the following ways:

a. Landmarks Designation

Ask the Landmarks Preservation Advisory Board (LPAB) to more intensively study the possibilities of designating as Landmarks, more of the "historic" buildings in the Inner Mission (see figure 28).

b. Historic Districts

Ask the LPAB to study the possibilities of declaring one or more historic districts in the Inner Mission.

c. Historic Buildings

Ask the San Francisco Junior League to add more inner Mission, pre-1900, Victorian buildings to its list of "Historic" Buildings. Also ask the Junior League to consider changing its criteria for historic buildings to include structures built between 1906 and 1920. Such a move would help preserve many urbanistically valuable flats which house low and moderate income families.

d. Saving Victorian Buildings

Ask the San Francisco Heritage Foundation or MHDC to buy, preserve and, if necessary, relocate within the Inner Mission, any Victorian buildings or facades which cannot otherwise be saved.

e. Forbid Demolition

Ask the Mayor and Board of Supervisors to pass a City ordinance forbidding the demolition or inappropriate remodeling of any Victorian structure in San Francisco.

Until that is done, ask the City Planning Commission to preserve all Victorian buildings in San Francisco through the "State Environmental Impact Guidelines" which require determination of whether a project would "disrupt or alter ... an historic site" or "have significant effect on cultural or scenic resources."

f. Victorian Alliance

Support and aid, when necessary, the Victorian Alliance and its efforts to save, through education, lobbying and other means, historic buildings in the Inner Mission.

g. Reduced Property Appraisals

Seek reduction by the City Tax Assessor's office of appraisals and thus property taxes of "historic" buildings.

Set 2.

8. Undergrounding Utility Wires

Discuss with the Board of Supervisors, DPW Director, City

Engineer and Utilities Undergrounding Coordinator, methods for the City to help finance undergrounding utility wires in the Inner Mission according to the schedule proposed in Appendix C (see figure 26).

9. Street Trees

Seek free and privately paid street trees where Protected Neighborhood Program or other forms of publicly paid tree planting are not scheduled to take place (see figure 10 and Appendix B).

Ask the DPW Bureau of Street Cleaning and Tree Planting to inform by early March of each year the number of freely planted and City-financed trees which will be available the following summer for the Inner Mission.

The information should be posted prominently on Inner Mission streets and should name several neighborhood agencies where residents and merchants can pick up street tree applications. The organizations could inform people of who was collecting signed applications on particular streets. Signed applications should be returned to DPW by about May 15.

10. Air Pollution

Ask the Bay Area Air Pollution Control District to investigate and stop air pollution by any business which produces foul smells or chemicals bothersome to Inner Mission District residents or workers.

11. Noise Pollution

a. City Noise Map

Ask the DPW Bureau of Engineering, which will propose to the Noise Control Task Force, various noise levels throughout the City, to talk with major Mission Community groups about the "noise map" and noise-monitoring system which will be proposed for the Inner Mission District.

FOOTNOTES

[1]Richard Hedman, Planner V, Head, Urban Design Section, San Francisco City Planning Department, June 1973.

[2]Judith Lynch Waldhorn, Standord Research Institute, April, 1973. This information was translated graphically to a map.

[3]Richard Hedman, S.F. City Planning Department, November, 1973.

[4]Richard Hedman, S.F. City Planning Department, November, 1973.

[5]Interview by G. Montes, MHDC Planner, of Mr. Bernard M. Crotty, Superintendent of Bureau of Street-Cleaning and Free-Planting, S.F. DPW, October 29, 1973.

[6]S.F. Examiner, November 20, 1972, p. 1, "Our Dirty Streets", by William O'Brien.

[7]Interview of Bernard M. Crotty, October 29, 1973.

[8]Ibid.

[9]Ibid.

[10]Ibid.

[11]General Laws, Bureau of Street Cleaning and Planting, DPW, sections of Police Code, Health Code, Public Works Code and California State Vehicle Code related to Street and Sidewalk Cleaning.

[12]J.L. Waldhorn, et al, Inventory of Historic Buildings of the Mission Model Neighborhood of San Francisco. Stanford-MCO Community Development Study. Stanford, Calif.; National Science Foundation Grant No. GI-29925X, 1972, p.35. J.L. Waldhorn, et al., Historic Preservation of San Francisco's Inner Mission. Stanford, Calif.: Stanford-MCO Community Development Study, National Science Foundation, Grant No. GI-29925X, 1973, pp.35-40.

[13]Interview by G. Montes, MHDC Planner, of Mr. William R. Daly, Utilities and Undergrounding Coordinator, Utilities Liaison Section, Bureau of Engineering, S.F. Department of Public Works, October 30, 1973.

[14]Underground District Program, 1973 through 1977, Legislation as of September 1, 1972, S.F.D.P.W.

CHAPTER VII

NEIZ PLAN

See Chapter VII, Book I, Mission Plan

CHAPTER VIII

ECONOMIC DEVELOPMENT*

I. INTRODUCTION

This chapter suggests methods of orderly economic growth in the Inner Mission District, which might provide maximum participation in economic development for Mission area residents and businesses.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on Economic Development are recommended to Mission Community groups interested in those issued. The recommendations are based on goals previously set by major Mission Community groups.

Objective

Maintain and expand the economic and employment base of the Inner Mission District, while benefiting present residents and businesses of the area and not disturbing the environment of the community with air or noise pollution.

Policies

Policy 1 - Local Ownership

Ownership of Inner Mission businesses by Mission residents should be encouraged and increased.

Policy 2 - Business Training

Mission businessmen or potential businessmen, who need the help must be trained in financing, buying, sales, and administration by Mission Community service organizations.

Policy 3 - Ethnic Character

Streets and areas with ethnic neighborhood service stores should be encouraged, strengthened economically and beautified.

Policy 4 - Blue Collar Jobs

Create new blue collar jobs through the development, expansion and retention of viable industries in the Northeast Industrial Zone, north of 18th Street.

Policy 5 - Small Businesses

Encourage the retention and expansion of local small businesses, along 24th and Mission Streets, as well as in other areas of the District.

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* Chapter VIII - Economic Development, researched and written in the following way: Small Business section and coordination of chapter by: Carlos Baltodano, Housing and Physical Planning Coordinator, S.F. Model Cities Agency; New Business by: Juan Pifarre, Economic Development Specialist, Mayor's Office of Economic Development, Employment by: Jerry Levine, Manpower Specialist, S.F. Model Cities Agency.

Policy 6 - Mission Community Organizations

The Mission Community organizations, related to commerce or employment, should develop an awareness of economic development needs and issues in the community.

Policy 7 - Mission Community Benefits

New commercial or commercial-residential developments in the Inner Mission should be geared toward the employment of Mission residents, have community participation in their formative and planning stages, and enhance the environmental and cultural characteristics of the District.

Policy 8 - Construction Jobs

Where new major construction work is initiated in the Mission District, major Mission Community organizations will negotiate for a fair share of Mission District jobs, whether by apprenticeship or other training programs.

Policy 9 - Urban Improvement

The commercial streets of the Mission District must be protected from economic and physical decay by the policies and actions of City departments, by local merchant's organizations, the MCO and other Mission Community groups, and the policy of increasing the local ownership of businesses.

III. INNER MISSION ECONOMIC CONDITIONS - EARLY 1970's

The Inner Mission District contains a significant, though currently declining, portion of San Francisco's business activity. This activity is an important source of employment for Mission residents. Major commercial areas are concentrated along Mission, Valencia, 24th and 16th Streets. A declining mixed industrial area is located in the northeast quarter of the Inner Mission. Many of the businesses are small family-owned restaurants, stores, and specialty shops that provide various ethnic foods or other cultural items. It is through these goods and services, not available in other parts of the City, that business in the Mission survives. Though this market is now predominantly local, as a whole retail business in the Mission still attracts many customers from other parts of the city.

Economic activity in and around the Mission is characterized by a large number of small enterprises which provide a significant portion of the total employment opportunities in the area. Of the nearly 3,700 business firms employing up to 3,500 persons in and around the Mission, 79% of them employ less than five persons, yet they contribute about 20% of the total number of jobs in the area.

Most of the small enterprises are in the trade and service sectors, the most numerous being personal services, wholesale trade, food stores, and eating and drinking places.

Of the 50 largest employers, 14 are in the manufacturing sector with food products predominating, while 8 are in the wholesale trade. Wholesale and retail trade account for more employment than any other sector, 32% with wholesale trade being the single largest industry, both in number of firms (13%) and employment (16%). The manufacturing sector accounts for 24% of the total employment with food products and printing being the two largest manufacturing industries in terms of employment, accounting respectively for 5% and 3% of the total employment (see Table 39).

Local ownership/management is most common among the small businesses employing less than five persons. But even here, at most only 19% of the owners or managers live in or near the Mission, and at least 35% of them live outside San Francisco. Of the 50 firms employing more than 100 persons, none are owned or managed by persons living in or near the Mission. At most 10% of the firms employing between 5 and 100 persons are locally owned or managed (see Table 40).

Manufacturing activity in the Mission has declined as it has in all of San Francisco during the last two decades. Though the Mission Street business district is the largest center of commerce in San Francisco outside the Central Business District, there is some evidence that its relative importance may be declining. Between 1963 and 1967 fity-six retail sotres went out of business in the Mission area (Economic Analyses, BART Corridor Stucy, 1967). Commercial activity was further injured by BART construction during 1971, but appears to have experienced a mild resurgence during the last two years. This activity is closely linked with the rest of the City which draws nearly 60% of its customers from outside the Mission area.

Underemployment and poverty in the Mission are intimately related to the kind of economic activity that predominates in the neighborhood and appears to be increasing throughout San Francisco. Poverty among persons living in the Mission who are able to work is more a consequence of the kinds of jobs available to them than a scarcity of jobs. Poverty and underemployment in the Mission appear to be consequences of what some economists have called a "secondary labor market". "Secondary" jobs are characterized by one or more of the following features: pay less than $2/hour; require no skill, experience, education, or credentials; offer no opportunity for advancement; poor working conditions; arbitrary work rules; unstable employment; and low social status. Many of these jobs are found in parts of the service and retail trade sector and in apparel manufacturing sectors which predominate in the Mission and are growing in San Francisco as a whole.

It is important to understand that high unemployment and poverty in the Inner Mission are not caused by a scarcity of jobs, but by a scarcity of good jobs. Many secondary jobs are characterized by high turnover, which accounts in part for high unemployment rates among people -- such as those in the Mission -- who tend to be concentrated in these jobs. But this kind of unemployment is a relatively minor symptom of the major problem -- secondary jobs. For example, the equivalent of 600 new full-time jobs going to men in the Mission would reduce the male unemployment rate in the Mission to that of San Francisco as a whole. But if these were the same kinds of jobs at which Mission males typically work, the number of male-headed families living in poverty would be reduced less than 4%. Little of the unemployment in the Mission is "chronic" -- mostly it is people moving from one "secondary" job to another, with a little rest in between.

A. Small Business

Past studies and experience both from small businessmen and people that help small businesses bear out the following major problems:

1.) The lack of technical ability to employ efficient business methods or lack of manager know-how.

2.) Tight money, the unavailability of loans, high interest rates, and high insurance costs.

3.) BART has already begun to inflate land values[1] and will most probably cause the replacement of locally owned residences and businesses with expensive shops and apartments.[2]

No studies have been conducted up until this point[3] by either BART, the City or private consulting firms of the exact impact of BART on land values and rents in the Mission corridor. Nevertheless, a cursory survey of realtors and conversations with knowledgable sources[4] about mass transit systems and their economic impact in a community, indicate that BART will raise land values and rents.

If the above is true, BART service along Mission Street poses special problems for small, locally owned viable businesses. They will encounter higher rents and increased competition from larger, outside-controlled businesses. Financing enabling small businesses to take advantage of a larger market potential may not be readily available. Specialty stores serving the Latino community may be especially hard hit because of the inherent limits in the size of their market.

The small businessmen in the Mission District need technical assistance (see Action #2, #3).

Major constraints exist in economic development assistance programs. Due to budgetary constraints, SBA is limited to marginal financial and technical assistance to existing small businesses. In addition, the high cost of credit and insurance tend to paralyze desired growth. Lending institutions and the insurance companies sometimes perceive the MHN as a "high risk"[5] area because of the social problems and rapid changes in the area.

B. Employment

During the past decade, employment trends in San Francisco have shifted from production to administration-related employment. Outside of Washington, D.C., San Francisco has the highest percentage of white collar employment of any major city in the country. In the Mission District, this shift in employment has been particularly severe. Heavy industry has been moving away leaving sections abandoned and blighted and leaving residents of the Inner Mission (particularly minority group residents) excluded from participation in the skilled job market (white collar jobs). Among the major factors contributing to severe unemployment among this group are: lack of necessary education and skill level to compete, lack of mobility, lack of daycare facilities, immigration questions, past exclusionary practices of unions and civil service, and finally, language barriers. The combined effect of these factors is that Mission residents have a low level of educational achievement (see Chapter IV), low annual income and high employment rate.[6]

The Spanish surname population of the Inner Mission reflects the problem clearly. Of the 23,183 Spanish surname residents[7] (44.8% of the population), 13,570 are between 16-65 years old. Over 60% of this population is foreign born and over 16% has immigrated in the past 5 years. Poverty is reflected in the following statistics: over 17% of the families and about 40% of the unrelated individuals have incomes below poverty levels. In addition, almost 19% of the working age Spanish surname population needs some kind of employment-related service. California Department of Human Resources Development (DHRD) serves only 30% of the men and 17% of the women looking for work. It has a particular problem in assisting four major unemployed groups: newly arrived immigrants with marketable skills but little or no English; newly arrived immigrants with no English plus little education or marketable skills; native groups with English but lacking education and skills to compete in the labor market; and finally youth. The highly depersonalized, highly bureaucratic, approach of the DHRD has left the major portion of the unemployed population of the Mission Model Neighborhood alienated from the employment process.

The Mission Manpower Delivery system through the Mission Hiring Hall, a Model Cities corporation, was designed to meet the needs of those not reached or served by the DHRD. This system consists of five components, each geared not only to job placement but also to job growth and retention. The Hiring Hall is the focus of the employment effort. In the past year, they have received 2,640 applications and have placed 274 on permanent jobs. The Follow-up and Referral component provides the vehicle for supportive services necessary to get a job and remain on the job. Since language deficiency is a key problem in employment, the MLVS (Mission Language and Vocational School) provides comprehensive language training to MNN residents.

In a study just completed on the applicant characteristics at the Mission Hiring Hall (MHH), 85% of the applicants helped by MHH were receiving public assistance[8] and were unemployed or underemployed. Of those placed in jobs, 89% were in these categories. Nearly 89% of the applicants had incomes of less than $5,000 in the previous year and 76% had incomes below $3,500.

The Inner Mission District is ill prepared to meet the continued growth pattern of white collar industry. Their skilled residents are primarily in trade occupations, which in many instances, are being phased out of San Francisco and the Mission District. There is also a large store of residents who, because of the above employment barriers, remain in low pay and low status occupations. For example, while professionals, technicians, managers and administrators constitute 6.1% of employed MNN Spanish surname residents, production related employment is 51.2% and unskilled labor is 30.4% (includes food service workers).

It is clear that production related employment possibilities must be generated in order to meet the high incidence of unemployment in the MNN. A large store of labor is readily available to meet the needs of new or expanded blue collar industry and the manpower mechanism for placement, social services and basic training of Inner Mission residents is fully operational. In particular, production related employment must be developed in the Mission by providing better access to these jobs, Inner Mission residents will have greatly improved prospects for employment.

C. New Business

One of the main objectives of economic development in the Inner Mission should be to encourage and stimulate the development, expansion and retention of industries and businesses there in order to provide the maximum choice and number of high paid jobs to Inner Mission residents. This is not to exclude the importance of having access outside the neighborhood for employment, but an economic development plan for the Mission District must stimulate the economic base within its boundary. This will not only help broaden the economic base of the community, but it will also help alleviate the chronic unemployment situation in the District. Any industrial or commercial development program in the Inner Mission should preserve and protect the environmental characteristics and cultural richness and diversity of the district.

Within the last ten years the Mission District in particular and the City and County of San Francisco in general experienced a tremendous industrial exodus with the immediate consequences of thousands of blue collar jobs lost and hundreds of establishments closed down. According to the U.S. Bureau of the Census, between 1963 and 1967, San Francisco lost 216 manufacturing establishments,[9] a large percentage of this within the Mission District's Northeast Industrial Zone. From 1958 to 1972 San Francisco lost 5,800 jobs in the manufacturing industries (California Department of Human Resources Development Area Manpower Review, April 1973). Again, many of these jobs were held by Mission residents.

These are the immediate consequences of the industrial exodus: unemployment, closure or high financial stress for small businessmen, and an overall decrease of the community's economic base. An additional negative consequence is the deterioration and blight that dozens of vacant warehouses and factories may have in a neighborhood.

An aggressive campaign by Mission District residents and their organizations in cooperation with city agencies may result in both the retention of existing industries in the NEIZ and the utilization of vacant warehouses and industrial facilities to attract new industries and businesses and consequently improve these priorities, developing much needed blue collar jobs and benefiting the small merchants of the area. This campaign should take into consideration the goals and objectives of the Northeast Industrial Zone Plan (see Chapter VII).

Table 39

Employment By Sector*
Mission Model Neighborhood Area

Sector	Percent of Total Employment
Wholesale-retail trade	32.1%
Manufacturing	24.2
Service	17.8
Agriculture, mining, and contract construction	7.9
Finance	6.0
Other	7.0

*Computed by interpolation from data on numbers of firms in each sector in different employee number ranges.

Table 40

Business Ownership
Mission Model Neighborhood Area

Business Size (Employees)	No. Firms In Mission	No. Mgrs. Listed	Percentage Live in Mission Min.%	Percentage Live in Mission Max.%	Percentage Live in S.F. Min.%	Percentage Live in S.F. Max.%
over 500	10	5	0	0	30	60
251-500	10	0	0	-	0	-
100-300	31	21	0	0	48	71
51-100	62	40	6	7	29	45
21-50	105	60	5	9	41	65
11-20	225	123	5	9	32	58
6-10	350	175	4	9	27	54
0-5	1255*	000*	9	19	31	65

*Sample of all firms of 0-5 employees.

*The data shown above are derived by locating key personnel in business in the Mission and classifying them by their home address (living in Mission, in San Francisco, or out of San Francisco). About half of the persons were located. The maximum percent's were calculated by dividing persons found to live in the Mission (or San Francisco) by the number of persons whose addresses were found. Two minimum percent's were calculated by dividing the total firms even if the person's address was not found (i.e., assumption is that he lives outside San Francisco).

A priority goal for economic development in the Mission District could be the planning of three or four industrial clusters within the NEIZ. With an aggressive campaign a number of industries could be attracted within the next two years with a goal of 300 to 500 new jobs and a yearly payroll of $5,000,000 - $8,000,000. The Office of Economic Development is presently sudying the possibility of attracting film and media industry to the area. Additional jobs for Inner Mission residents may be created in the construction and rehabilitation of the industrial buildings, supporting services, restaurants, grocery stores, janitorial services, etc. The emphasis should be on high-employment light industries which will not disturb the environment or the community with air or noise pollution. The new industries should be located north of 18th Street and east of South Van Ness Avenue, in order not to conflict with potential new housing, parks and a school in Phase I of the NEIZ Plan (see Chapter VII). Also, whenever a vacant warehouse is re-used for industrial purposes, the rehabilitation of the building should be aesthetically compatible with the surrounding residential community.

IV. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter VIII - Economic Development. Mission Community groups interested in these matters could benefit the Inner Mission by initiating the following Recommended Actions. As with the Recommended Objective and Policies above, the Recommended Actions are based on desires and needs expressed previously by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in Economic Development. Thus, the Recommended Actions are listed below in proposed sets with the first set suggested for most immediate action. Mission Community groups interested in Economic Development are recommended to seek the following:

Mission Community groups interested in Economic Development could carry out or seek enactment by others of the following:

Recommended Actions

Set 1

1. Inner Mission Economic Development Report

Ask the Mayor's Office of Economic Development to determine and substantiate what are the specific types and amounts of industrial-commercial enterprises and blue or white collar jobs which could be attracted to the Inner Mission.

Major Mission Community groups should have a chance to comment on recommendations in drafts of the report. The final publication should represent as much as possible, the Economic Development goals of Inner Mission residents and businesses.

After publication of the report, the Mayor's Office of Economic Development should contact the recommended bypes of businesses and industries, determine what economic effect they would have on the Mission and should encourage favorable enterprises to set up operations in the Inner Mission.

2. Small Businesses

Ask Inner Mission merchant's and economic development organizations, Including Latino Local Development Corp., ALAB (Association of Latin American Businessmen), Mission Merchant's Association and Mission Branch of S.F. Chanber of Commerce to:

a) Organize small businessmen into cooperatives in order to pool their resources, purchase at lower costs and share advertising expenses.

b) Combine efforts to produce a booklet of small businesses and novelty shops in the Mission and distribute the information throughout the City. They should also start a campaign to get newspapers to write articles on businesses in the Mission.

c) Help food establishments in the Mission organize into cooperatives to cater their services outside the neighborhood.

d) Develop the bilingual abilities and/or professional licensing capabilities of new immigrant with previous business skills.

e) Conduct market analyses identifying sectors of the small business market where capital concentration allows competition.

f) Train Inner Mission small businessmen in sales, marketing, buying and investment.

3. Small Business Administration

Ask Mission Community corporations involved in economic development to approach Small Business Administration officials and discuss the current lending practices of the SBA and demand that these policies be altered to benefit small businessmen who cannot secure conventional loans. Currently their regulations allow the local SBA offices generous leeway in determining when a loan can be made. The local SBA should be encouraged to exercise this provision.

4. 16th and Mission Streets

See Action #3f, Urban Environment, about the urban design-economic development study needed for the 16th-Mission BART corners and for 16th Street between Mission and Dolores Streets.

5. 24th Street

Ask 24th Street merchants to strengthen the Latin character of their street and to improve it with sidewalk plantings, murals, varied paving, benches and well-designed signs, restoration of Victorians and rehabilitation of other buildings which need that. MHDC, the proposed 24th Street Merchant's Association and the City's Rehabilitation Assistance Program (if brought to the Mission), could aid the commercial-residential rehabilitation.

6. Mission Street

When shops become vacant along Mission Street, ask a Mission Community Economic Development Corporation to acquire or hold the sites in a property or land bank for the benefit of community-owned enterprises.

7. Mission Job Priority

Ask developers of any new major residential or commercial enterprises in the Inner Mission to give priority to Inner Mission residents for jobs, rentals and sales.

Ask BART to give priority to Inner Mission residents in future BART construction and employment.

8. NEIZ Plan and Jobs

When Phase I of the NEIZ Plan is initiated south of 18th Street, Mission economic corporations must insure that the economic development goes hand in hand with new housing there. Mission manpower organizations should negotiate maximum possible employment for Mission residents in new construction, building management and commercial development.

Set 2

9. Large Retail Enterprises

Ask the Mayor's Office of Economic Development, in consultation with Inner Mission community groups, residents and merchants, to encourage large retail stores to locate in the Mission District. The stores would provide substantial employment and increase the economic base of all Mission residents. However, large retail stores should be encouraged around 16th and Mission, rather than 24th and Mission Streets to minimize residential relocation.

10. BART Corridor Study

Ask the Stanford Community Development Study, Mission Housing Development Corporation, S.F. Model Cities Agency (or their successors) and the S.F. City Planning Department to do a joint analysis of the effect of BART on land values and rents along Mission Street, between Duboce and Army Streets.

The study could also determine at what price commercial land could be privately redeveloped with the present zoning and in how many years Mission Community and outside businesses could do that and how many new jobs would be created for Inner Mission residents.

11. New Industry

Ask the City Planning Department and Mayor's Office of Economic Development to campaign vigorously to attract light industries, especially in films, television productions and other media, which will employ at least 500 Inner Mission residents, yet not disrupt the environment and will be located north of 16th Street in the Northeast Industrial Zone of the Mission.

12. Mission District Mercado (Market)

The Latin characteristics of the Mission District make it an excellent place for a Mercado or marketplace. Several buildings exist which might be converted into a mercado. Every effort should be made to determine if this is economically feasible and if the community, and not just outside firms, would benefit. The Mercado building could include facilities for community recreation, meetings and cultural activities. The economic uses could subsidize a certain proportion of the community activities.

Ask the Economic Development Office to cooperate with ALAB, OBECA/Arriba Juntos and LLDC in the development of a Mission District Mercado.

13. Increased Transit Construction and Mission Jobs

Mission Community Organizations interested in employment and construction should negotiate jobs for any new mass transit construction in the neighborhood or outside the neighborhood. There will be increased employment in the construction, operation and planning of

of Mass Transit Systems. Mass Transit Systems reduce pollution, the dependence on the auto and also help the consumption of energy.

14. No More Pawnshops

Now the City requires a public hearing by the Board of Supervisors to hear community opinions on the relocation plans of pawnshops. Mission Community organizations should oppose in force at those hearings any further attempts by pawnbrokers to relocate to the Inner Mission.

FOOTNOTES

1. In a phone survey of realtors selling properties around the BART stations, conducted by Carlos Baltodano, it was discovered that they all felt that BART had increased the value of properties between 10% and 15% on and near Mission Street in the Inner Mission. Property values there increased beyond 10-15% because of inflation, general increases in S.F. land values and speculation.

2. The replacement of locally owned business on the BART corridor may not be great as anticipated a year ago with the present height limits, interim zoning guidelines and the present state of the economy.

3. MTC will do a study of the impact of BART on land values within three months (May or June of 1974).

4. Prof, Douglas Lee, Institute of Urban and Regional Development, University of California, Berkeley, indicated in February 1974, that BART will definitely raise land values and rents in the Mission Corridor. The question then becomes by how much.

5. Bay Guardian, November 11, 1972.

6. Unemployment in the Mission MNA - April 1970.

   1) #unemployed - 2,103 or 9.6% of civilian labor force
      a)breakdown - (1) White - 9.8%, (2) Black - 15.8%
      (3) Spanish-Americans - 10.8%
      (4) Others - 6.2%

   Persons over 16 years old, not in the Armed Forces, and not at work, and not actively looking for work - 16,496. Of these 2.0% were in institutions and 11.9% were in school. (These individuals were not considered part of the civilian labor force.) Employment in low pay, low status occupations was 21.7% for Whites, 18.6% for Blacks, 30.4% for Spanish-Americans and 24.9% for Others. (These figures don't have to add up to 100% - there is no relationship to 100% total, i.e., 21.7% of 100% White, 18.6% of 100% Black, etc.) The reason for the high% of White in these categories is that Spanish-Americans are counted in them and then doubled counted when broken down.

7. Srouce: 1970 Census.

8. Public assistance includes, but is not limited to, AFDC, public welfare, unemployment insurance, Medicare, Medicaid, and food stamps.

9. San Francisco Industrial Trend, Dept. of City Planning, October, 1968.

10. The Office of Economic Development is projecting 1,000 new jobs in San Francisco with the possibility of 300 plus going to the Inner Mission.

CHAPTER IX

GENERAL IMPLEMENTATION*

I. INTRODUCTION

A chapter on General Implementation is needed to discuss present and possible future private and public sources from which Mission Community organizations might obtain needed urban improvements for the Inner Mission District. While previous chapters of the Mission Plan mention sources of funds for separate needs in housing, recreation and parks and other areas, this chapter discusses sources of money and some strategies for obtaining urban improvements recommended in all chapters (except Chapter I) of the Mission Plan.

The several strategies discussed here, in Chapter IX, relate mainly to the technical information presented. For example, there is discussion of how Mission Community groups might adjust their schedules to better keep up with the annual City Budget schedule. The need for and uses of City department liaisons with Mission Community groups are also mentioned. The chapter does not discuss more political, more transitory yet lawful strategies for obtaining neighborhood improvements, which can include: discussion meetings or workshops with public officials or between community organizations; request or demand letters togovernment officials and politicians; letters of understanding; negotiating sessions; lobbying; press releases; rallies; mass organizing; demonstrations; picketing; strikes; boycotts; forming of inter and intra-neighborhood coalitions; creation of block clubs; and various legal forms of fund-raising to pay for neighborhood organizing or directly for community improvements.

It is felt here that individual Mission Community groups must decide for themselves when they seek neighborhood improvements recommended in the Mission Plan, what political, organizing strategies they will use at that moment to obtain fulfillment of their demands. The choice and sequence of most community organizing methods depend on the politics and realities of the passing moment. There is no lack in the Mission District of community and union organizers who have long experience in helping groups choose honest political methods to obtain community improvements. These individuals are well-known locally and some are mentioned the the Chapter acknowledgments of the Mission Plan.

II. RECOMMENDED OBJECTIVE AND POLICIES

The following Objective and Policies on General Implementation are recommended to Mission Community groups interested in these issues. The recommendations are on goals previously set by major Mission Community groups.

Objective

Provide residents and community organizations in the Inner Mission with suggestions on ways to make governmental and private interests, including the Mission Community organizations, work more effectively to bring about improvements in housing and other community services,which are especially beneficial to the present low and moderate income residents of the Inner Mission.

*Chapter IX - General Implementation, researched and written by Gregory Montes, MHDC Planner.

Policies

A. Public Resources

1. Mission Model Cities Corporations and Model Cities Agency

a. The Mayor's Office, Model Cities Agency and Mission Model Cities corporations, directors and boards should concentrate on obtaining public and/or private funds to continue those Mission Model Cities Corporations and projects which they and Mission Model Neighborhood citizens consider most valuable to the Mission Community.

b. The San Francisco Model Cities Agency Director and staff, or their successors in the City Government, should obtain from public and private resources more of the improvement in housing and community development which the Mission Community requests.

2. Mission Community Organizations (CO's), Community Technical Organizations (CTO's) and the City Budget

a. Mission Community Organizations (of the MCO type) and Community Technical Organizations (of the Mission Model Cities type) should consider adjusting their annual schedules to keep up better with the City Budget process and to gain more benefits for the Inner Mission District from the City Budget.

b. The Mayor, Board of Supervisors, CIAC and City departments, should provide earlier, more effective citizen's participation in formulating the annual City Budget, including the Capital Improvements Program (CIP) and allocation of Revenue-Sharing funds.

c. Mission Community Organizations and community Technical Organizations which are linked to them, institutionally and/or financially, should represent the same geographic area, namely the Inner Mission District. The Inner Mission needs concentrated improvements efforts more than do the generally more prosperous areas around it.

d. If a Mission Community Organization and Community Technical Organizations are linked, they should decide once a year, in clear terms of statistics and types of programs, how the technical organization will serve the Community Organization and general Mission Community.

e. The Mayor and Board of Supervisors should use City funds, including General and future Special Revenue-Sharing, for neighborhood priorities in urban improvements and particularly for neighborhood areas such as the Inner Mission. The Mission Plan outlines possible physical, programmatic and economic improvements in the Inner Mission.

f. The Mayor and Supervisors should provide independent, technical assistance to neighborhoods to help evaluate the community benefits from City funds and to help make decisions on present and future City funds.

3. City Planning Department and Commission

Through the Mission Liaison, Improvement Plans, Special Areas Studies endorsement and Implementation of the Mission Plan and other methods discussed with the Mission Community, the City Planning Department and Commission should help bring needed community services and housing to the Inner Mission.

4. Mayor's Office

The Mayor should help (or continue to help) improve the living, working and business conditions of present Inner Mission residents, workers and businesses, through his or her appointments to City commissions and boards, creation of liaisons between major City departments and major Mission Community groups and support of Model Cities or similar, community-based, comprehensive service agencies.

5. Board of Supervisors

The Board of Supervisors should help (or continue to help) improve the living, working and business conditions of present Inner Mission residents, workers and businesses, through its key decisions related to zoning, building and land use permits, use of City property and passage of various City ordinances and policies.

6. State Housing and Community Development Bills

The Mayor and Board of Supervisors should give high priority to the Inner Mission District to receive State Housing and Community Development funds which may come in the future from the State or through the State from the Federal Government.

7. Federal Special and General Revenue-Sharing

a. Special Revenue-Sharing for Community Development, with guarantees of citizen's participation, short and long-range planning, independent evaluation, speedier application processes and funding at or above HUD programs in 1972-73, should be passed as soon as possible by Congress.

b. Any Community Development Act passed, should be tied to a new Housing Act which still seeks a decent home for every American and which emphasizes home ownership and housing rehabilitation for low and moderate-income families and individuals.

8. State and National Legislators and Chief Executives

Legislators should make the State and National budgets pay for more domestic, community improvements, especially in low and moderate-income areas, and less for the Military Defense Budget.

B. Private Resources

9. Non-Profit Community Improvements Organizations

Major Mission Community groups or non-profit or limited-dividend corporations, should use, to the maximum extent possible, the free technical expertise and advice of organizations which seek to improve urban government services and environment in all San Francisco neighborhoods.

10. Foundations and Corporations

Major Mission Community groups should seek funds from foundations and corporations, especially those associated in some way with the Inner Mission or San Francisco, to implement the many community improvements suggested in the Mission Plan. The community groups could ask Mission Community technical service organizations, such as Mission Model Cities corporations (or their equivalent successors) to help write proposals and applications for those private funds.

General Implementation
Mission Plan

III. PUBLIC RESOURCES

1. Mission Model Cities Corporations, Model Cities Agency and Mission Coalition Organization (MCO)

See Chapter I for a brief history of the founding of MCO and the beginning of the Model Cities programs in the Inner Mission of San Francisco.

Because of Federal budget cutbacks, the future of Mission Model Cities corporations and projects beyond June, 1974, is in doubt. Also, the future direction and membership of the Mission Coalition Organization (MCO) is uncertain at this time. Although both Mission Model Cities corporations and MCO do not have bright futures, it is helpful to look at how they have functioned together in the past; at the community services which they have provided and will provide in the short time definitely left to them and the need for organizations, with their best present or past qualities, working together in the future. See Appendix F for charts on the organization, basic functions and inter-relationship of Mission Model Cities and MCO. Basically, HUD (U.S. Department of Housing and Urban Development) gives Model Cities funds to the San Francisco central Model Cities Agency (MCA) which then forwards them to Bayview/Hunter's Point Neighborhood Corporation (MMNC), Mission Housing Development Corporation (MHDC), Mission Childcare Consortium and Mission Hiring Hall.

MMNC and MCA can stop the flow of funds to the three other Mission Model Cities corporations if they judge that insufficient citizen's participation has been allowed in the formulation of their program policies. MCO has had considerable influence in that policy formulation because the Mayor agreed to let it nominate each year 2/3rds of the 21 member board of MMNC which monitors Model Cities funds in the Inner Mission. The other 1/3d of the board is appointed directly by the Mayor.

MMNC funds fully or partially funds projects in health, education, recreation, legal assistance, employment, consumer advice and welfare distribution (see Appendix F for the list of projects). MMNC reports to MCA on whether the projects help Mission residents in the most effective ways possible, and whether residents are involved in planning and carrying out the programs. MMNC coordinates the Task Forces related to every Mission Model Cities corporation or project. The Task Forces meet monthly; are composed of MCO committee chairmen related to the particular Task Forces and also include all interested Mission Model Neighborhood residents; and the Task Forces recommend to the annual Mission Model Cities-MCO conference, priorities and amounts in funding Mission Model Cities corporations and projects.

MMNC also provides immigration counseling and translation services.

MMNC has provided for the Mission Community valuable workshops and papers on the Mission Model Cities activities and new directions in Federal and City funding. For more information on Mission Model Cities programs, contact: MMNC, 2922 Mission Street, San Francisco, Phone: 282-4100.

Because of the President's cutbacks in Model Cities, the Mission Model Cities programs are operating from March 1, 1973 to June 30, 1974 at 55% of the normal, previously proposed funding.

As projected now, all Mission Model Cities programs will end as of July 1, 1974.

Hopefully, the Mayor and his staff will continue the more valuable Mission Model Cities corporations and programs through either City funds, General Revenue-Sharing or when it is passed by Congress,

Special Revenue-Sharing (see Sections III-1,7 and Actions #1,7 - Chapter IX).

2. Mission Community Organizations (CO's), Community Technical Organizations (CTO's) and the City Budget

One of the main lessons of the Model Cities programs in the Inner Mission and in other disadvantaged neighborhoods in the United States has been that community agencies, such as the Mission Model Cities corporations, respond much more frequently, sympathetically and often effectively to community organizations, such as MCO, with which they have ties, than do the more detached City agencies. With limited resources and time, Mission Model Cities corporations have helped initiate and carry out real improvements in the Inner Mission in housing, childcare, employment, sidewalk redesign, commuter traffic reduction, recreation, planning, health, education and legal assistance (see Appendix F - Part I).

The Model Cities concept must be continued. City governments cannot go back to the former way of not consulting and involving neighborhood norganizations on how public funds will be spent or not spent in their areas and of not working in neighborhoods through community agencies of the Model Cities type.

For the Mission Model Cities programs to be most effective, they should work in conjunction with at least one or more community organizations. Those community organizations should represent the many ethnic and socio-economic groups of the Inner Mission; formulate unified policies for the district's improvement and deal strongly with the City, State and Federal governments in obtaining needed benefits for the Mission Community.

Below, Mission Model Cities corporations and MCO are referred in general terms because their names may change under future programs or new organizations with similar functions may replace or supplement them.

Community Organizations (CO's)

Organized in the neighborhood with mainly voluntary, unpaid members.

Examples: Mission Coalition Organization (MCO); Mission Planning Council; Mission Arts Council.

Community Technical Organizations (CTO's)

Based in neighborhood but often originate in government or private programs conceived beyond neighborhood; have paid, professional and para-professional staff.

Examples: Mission Model Cities corporations; LULAC; La Raza Information Center.

There are several problems for a large CO and CTO, one voluntary and one with paid staff, working together. Those problems include the following matters:

a. The Community Organization and Community Technical Organization should represent the same geographic area. In our case, the Inner Mission almost equals the Mission Model Neighborhood and should be the area to represent. The surrounding neighborhoods, beyond the Inner Mission's geographic and man-made boundaries, are generally more prosperous and have their own effective, cohesive neighborhood organizations.

b. Regular City Departments often tend to look down on the CTO as an ineffective agency. City officials and bureaucrats are often suspicious of the CTO because of its tie to the more political CO representing a poor community. City departments often confuse the activities of the CTO and its related CO. Only the Mayor can dispel the distrust and request cooperation between the CTO, of the Model Cities type, and City departments.

c. One of the single greatest problems for both Community Organizations and Community Technical Organizations is to arrange their annual schedule and negotiations with City departments in order to obtain maximum possible benefits from the City Budget.

Following, in Table 41, is a brief summary of the annual City Budget schedule and then a proposed schedule for Mission Community Organizations and Community Technical Organizations to keep up with and perhaps ahead of the City Budget process.

Table 41 - CITY - MISSION COMMUNITY BUDGET SCHEDULE
EXISTING AND PROPOSED

SAN FRANCISCO CITY BUDGET SCHEDULE

Regular Department Requests

1. ca. June 1 - ca. Oct. 1.
Sections of City Departments prepare Budget requests, including CIP, for next fiscal year beginning July 1 one year later.[1]

2. ca. Oct. 1 - ca. Nov. 1.
Department Directors decide Department Budget Requests.

3. February 1.
By this date, every City department, commission or board must file its Budget Request with the City Controller.[2]

Capital Improvements Program (CIP) Requests[3]

1. Oct. 1.
After discussions with City Planning Department (CPD), City departments submit CIP requests to City Planning Commission (CPC)

2. Oct. 1 - Jan. 1
CPD staff works with each department to decide their final CIP requests. CPD evaluates how each request would affect neighborhoods, if at all. City departments can refuse CPD advice to change CIP requests.

3a. Jan. 20
CPC approves and submits Recommended Six-year Capital Improvements Program to the Capital Improvements Advisory Committee (CIAC).[4]

Consolidated City Budget

4. March 1
By that date, Controller consolidates and summarizes the City Budget which includes both Regular Department and CIP requests. Controller submits City Budget to Mayor and includes a comparison of requested Budget versus estimated City revenues.

5. March 15
CIAC submits Recommended Capital Improvements, with CIP projects listed by priorities to Mayoe and Board of Supervisors. CIAC has consulted with CPD and other City departments.

6. March 15 - April 15
Mayor holds hearings on proposed City Budget, he can reduce or eliminate but not add items, except for CIP. Mayor consults with City departments on requested City Budget.

7. April 15
By that date, Mayor proposes consolidated City Budget, for next fiscal year and submits to Board of Supervisors.

8. May 15 - June 1
After public hearing(s) and consultation with City departments, assigns current priorities to capital improvements left out of consolidated City Budget, puts them in CIP for following 5 years; recommends 5-year CIP and submits it to Board of Supervisors.

9. June 1 - June 15
CIAC, on advice of CPD and other City Departments, assigns current priorities to capital improvements left out of consolidated City Budget, puts them in CIP for following 5 years; recommends 5-year CIP and submits it to Board of Supervisors.

10. July 1 - Beginning of City, State and Federal Fiscal year.

11. July 15 - By that date, Board of Supervisors must adopted a 6-year Capital Improvements Program.

PROPOSED ANNUAL SCHEDULE FOR MISSION COMMUNITY ORGANIZATIONS (CO'S) AND COMMUNITY TECHNICAL ORGANIZATIONS (CTO'S)

(See preceding page for explanation of CO and CTO)

1. March 1
CO convention
a. Decide CO policies for next year.
b. Elect executive officers.
c. Widely represent Mission Community residents and workers.

2. March 1 - April 1
CTO Board members partly nominated by CO (if it has that right) and Board appointed by Mayor (if he has that right).

3. April 1
CO-CTO Conference
Agree in specific terms of statistics and types of programs, how CTO will help CO and general Mission Community objectives in following year.

4. May 1 - Oct. 1
CO and CTO negotiate with City department staffs to seek funding for Inner Mission Urban Improvements in department Budget requests for fiscal year beginning July 1, 14 months after May 1.

5. Oct. 1 - Dec. 15
CO and CTO negotiate with City Planning Department and perhaps commissioners and with Mayor's staff, Department chiefs and assistant chiefs on Regular Budget and CIP requests related to Inner Mission District.

6. Jan. 1 - April 15
CO and CTO negotiate City Budget requests with Mayor and Department chiefs (CIAC members).

7. April 15 - June 1
CO and CTO negotiate remaining differences with City Budget with Board of Supervisors.

8. June 1 - July 15
CO and CTO discuss with City Planning Department, department chiefs and Supervisors, Mission Items requested but left out of City Budget. Discuss possible inclusion of items in following 5 years of CIP.

9. July 1
Beginning of fiscal year.
Note: Mission Community Organizations and input to City Budget began 14 months before - See step 4 above.

Table 41 - Notes

[1]See Appendix E, on details of the annual budget request schedules of several City departments most related to physical urban improvements.

[2]The Mayor and a Supervisor want City departments to submit Budget requests by December 1 instead of February 1, apparently to give citizens more influence on the City Budget. Community groups should check each year if the City Budget has been moved ahead of the final dates set by the City Charter.

[3]The Capital Improvements Program (CIP) contains the budget requests for reconstruction or new construction, submitted by City departments and deemed necessary or urgent.

The CIP is funded by the sales tax and spent approximately in the following way:

$17-$18 million	- Retirement of existing public bonds and to pay interest.
$ 2 million	- City General Fund.
$ 3 million	- Improve and rehabilitate MUNI (Municipal Railway).
$500,000	- Redevelopment Agency for on-going projects.
$700,000	- New Capital Improvements (mainly in Rec-Park and Public Health departments.
Approximately $23 million.	

The information on CIP from interview of February 14, 1972 by Cedric Chao, Stanford CDS research assistant; of Sam Jung, San Francisco City Planning Department.

Information on consolidated City Budget from the City Planning Code.

[4]The Capital Improvements Advisory Committee (CIAC) has 7 members: the Chief Administrative Office (CAO), City Planning and Public Works Directors, Rec-Park General Manager, Controller, Public Utilities Manager, Mayor's Deputy for Development.

The main point of the preceding Table 41 is that if Mission Community organizations want more items for the Inner Mission District included in the City Budget, they must begin to negotiate with City departments in May and June, 12 to 14 months before the beginning of the fiscal year in which they want those items funded in the Budget.

Experience shows that City departments are very proud, often conservative and usually underfunded so they add few citizens requests to their Regualr Budget and CIP requests after October 1, when they start talking to City Planning about the CIP. It is usually even too late in July and August for effective discussions because many people in the City government and also in the community go on vacation at that time.

Important! Note that if the Mission Community follows the City Budget process closely, between about May 1 and June 1 of each year, it will be negotiating fund for projects beginning after July 1 of that year and also for those beginning after July 1 or 12 months later. The negotiations for the up-coming fiscal year would be in their last stages with the Supervisors while negotiations for the fiscal year after that would be inthe first stages in talks with City departments.

Now, more than ever, it is important for Mission Community voluntary and technical service organizations to keep up with the annual San Francisco City Budget process. Starting in 1972, Federal General Revenue-Sharing GRS funds began to be distributed in San Francisco. GRS funds, needed to supplement regular City departments' budgets, were funneled through the established City Budget process.

When Federal Special Revenue Sharing (SRS) funds are passed by Congress, perhaps in 1974, money for housing and community development will also be channeled in San Francisco through the regular City Budget schedule. In fact, in June 1973, the Mayor's Office of Community Development and City Planning Department issued a report on "Annual Improvement Programming". (AIP),which outlines how the Mayor and his Office of Community Development, could do the following within the present City Budget schedule:

*Obtain more information from City departments in order to better recommend immediate and long-range City goals and priorities in physical and social improvement and in the City's finances and how to reach these goals.

*Publish the City Budget in terms of programs to be served, at specified costs, rather than in terms of specific items and services to be bought.

*Obtain maximum possible funds from State and Federal Revenue Sharing and programs.

*Request less Federal red tape in applying for and spending Federal funds locally, but maintain Federal reporting on local benefits gained from Federal money.

*Provide,through a "Central Clearing House" in the Mayor's Office of Community Development, more information on all State and Federal funds available to and applied for by all San Francisco City and County agencies and departments.

*Speed up City applications for State and Federal funds.

*Seek more Federal funds for the City to improve its Budget planning and management.

Some fear that the Mayor will use the "Central Clearinghouse" to control all State and Federal funds coming to San Francisco, including those applied for by private parties such as artists and educators.[5] Also there are complaints that no citizen's groups were consulted in writing the Recommendations for Program Development.

Supplemental Appropriations

The recommended Mission Community Schedule in Table 41 can be valuable to community groups wanting to obtain substantial, annually recurring urban improvements from the City Budget. However, Mission Community groups should also keep in mind that at any time during the year, City departments can request from the Board of Supervisors, "Supplemental Appropriations" -- additional funds for smaller projects and personnel needs.

Each year, Supervisors set aside about $47 million in the Cash Reserve Fund to use for departmental "supplemental" request submitted after the filing deadline with the Controller.[6] At the end of the fiscal year, unspent funds go to the City's General Fund. A Supplemental takes only 2 to 4 months from the time of request to time of approval or rejection by the Supervisors. Thus, Mission Community groups should continuously watch the Board of Supervisors' calendar for upcoming Supplemental requests and maintain liaisons with Supervisors'

offices and City departments (especially the City Planning Department) to see what Supplementals might be imminent.

Mission Community groups could then better request or channel desirable Supplementals to the Inner Mission and oppose undesirable supplementals. Political events in the City government can effect the ease or difficulty which neighborhood groups find in obtaining urban improvements for their districts, paid by Supplemental Appropriations or the General Fund, including Revenue-Sharing money.

3. City Planning Department and Commission

Mission Community groups and agencies can gain benefit through the City Planning Department and Commission in other ways besides those mentioned in other chapters in the Mission Plan. The possibilities are in:

a. Area Planning.
b. Special Area Projects and Studies.
c. Improvement Plans.
d. Code Amendment.
e. Information Systems.

a. Area Planning

Liasons - The City Planning Department (CPD) assigns several staff planners to be liaisons with one or more neighborhoods of the City. The Liaisons attend meetings of major community organizations, report to them on CPD activities related to their neighborhoods and report to CPD on the activities and goals of the neighborhoods.

Liaisons often provide valuable information. However, there are several problems associated with them:

*They work downtown and have many other duties besides being liaisons to one area.

*They are within the City bureaucracy and sometimes hesitate to plead the neighborhood needs or to suggest possible community requests of City Department budgets or work programs. Although part of the hesitancy is also due to the liaisons wanting requests to be born in the community.

*They do not always speak the language of the major ethnic groups in the neighborhood. So far, Mission Liaisons have not spoken Spanish.

Area Plans - CPD has prepared Area Plans for several parts of San Francisco, including Haight-Ashbury, Chinatown, Northern Waterfront and Bayview-Hunter's Point. CPD refrained from doing an Area Plan for the Inner Mission because it felt that would come out of Mission Model Cities planning.

b. Special Studies and Projects

If a community vigorously asks the CPD liaison, Director and City Planning Commission, the CPD may include in its Work Program a Special Study and Project for a neighborhood.

In fall, 1972, the MHDC Planning Staff found in the CPD Work Program, "Protected Neighborhood Project" planned for several sections of the City. At MHDC staff's suggestion, the MCO Planning Committee (on December 1, 1972) asked CPD to undertake a Protected Neighborhood Project (PNP) for the Mission District. In January, 1973, the CPD Director notified MCO that a Mission PNP study would begin and the

project would be carried out in the following fiscal year with $100,000 from General Revenue-Sharing. (see Chapt. VI for details on the Mission PNP)

In September, 1973, CPD asked for more community input than ever before to its Work Program. For the first time, the Program was sent out in preliminary, capsulized form to all on the CPD mailing list, to review it.

Important! CPD decides its Work Program between about September 15 and mid-December. The work goes from January 1 of one year to January 1 of the next.

Thus, the Mission Community should begin to approach CPD on the Work Program around mid-September or at least before the first City Planning Commission hearing on the Program. See Section IV-2c, Chapter VI - Urban Environment, for what the MCO Planning Committee requested in November, 1973, at the suggestion of the MHDC Planning staff, for inclusion in the CPD Work Program.

c. Improvement Plans

In the last 3 years, to up-date the Comprehensive Plan (Master Plan) of San Francisco, the CPD staff, in consultation with neighborhood groups and the affected City departments, has written "Improvement Plans" for sections of the Comprehensive Plan. So far, Improvement Plans for Residence (Housing), Transportation, Urban Design, Conservation and Recreation and Open Space (Parks) have been published.

In 1974 the CPD will work on Improvement Plans for Community Facilities, Commerce and Industry, Seismic Safety, Noise and Emergency Preparedness.

The Improvement Plans allow neighborhoods to list their general (policy) and specific (program) needs in all areas of urban improvements.

However, the Improvement Plans have a major problem. Few of the recommended improvements, even in the earliest plans, such as for Housing and Transportation, have been carried out.

"Program Development", or the scheduling and funding of recommended improvements, has begun but needs much more attention from CPD.

Important! Neighborhood groups which want changes from the first versions of the Improvement Plans must negotiate the differences in meetings with CPD staff several months before the final public hearings on the Plans.

d. Code Amendment

The City Planning Code is seldom amended. However, when a part of the code is shown to be outdated, it can be amended such as it probably will be after the recently begun 3-year "Residential Zoning Study".

e. Information Systems

CPD provides zoning information to the public at 100 Larkin Street (Phone: 558-3056). CPD has recently completed a Housing Vacancy Condition Survey and is preparing to start a Housing Condition Survey. The latter, to be finished in about 2-1/2 years, will be important for estimating rehabilitation costs in the Inner Mission and other parts of San Francisco. CPD also publishes an S.F. Housing

Inventory on amounts of demolished and new housing.

Some CPD staff keeps track of current State and Federal legislation in housing and community development. Lack of funds or public demand has kept the staff from reporting on legislation to the entire CPD, let alone to the public. However, at least until July, 1974, MHDC will follow major State and Federal legislation in housing and community development and report on it to the Mission Community.

4. Mayor's Office

See sub-sections 1, 2 and 3, above.

5. Board of Supervisors

See sub-sections 1, 2 and 3, above.

6. State Housing and Community Development Bills

See Appendix D for Housing and Community Development bills pending in the California State Legislature and Policy 6, Chapter IX, on the point that Mission Community organizations should seek benefits from those bills if and when they become law.

The recently created California Housing and Community Development Agency has funds for administration and planning but not for programs.

7. Federal Special and General Revenue-Sharing Housing and Community Development Bills

a. Special Revenue-Sharing (SRS)

In the past 2 years, the Federal government has been in a state of transition with relation to its method of funding housing and community development at the State and City levels.

The present Administration favors replacement of many Federal 'categorical' programs for urban physical and social improvement with block grants of Federal money, distributed by formula, to States and Cities to spend on what they desire within general limits. In Cities, Mayors, advised by their staffs and Department chiefs, would ultimately decide what projects would be funded through SRS.

The Administration wants passage of Special Revenue-Sharing bills for community development, manpower (employment), criminal justice, education and transportation.

In April, 1973, the Administration sent to Congress the Better Communities Act (HR7277, S1743), a community development bill of the Special Revenue-Sharing type. The Better Communities Act (BCA) would replace seven defunct or dying HUD programs: Model Cities, Urban Renewal (Redevelopment), Water and Sewers Grants, Open Space and Historic Preservation, Neighborhood Facilities, Housing Rehabilitation, (in FACE areas) and Public Facilities Loans (see Appendix B).

Congress and various citizen's groups want, like the Administration, to reduce the tape and duplication of current Federal programs, but they want more safeguards on Special Revenue-Sharing. See Action #7 for details of elements which Mission community groups might seek in a Community Development Act.

Also, several key Congressmen and Senators are determined to attach a new Housing Act to any Community Development Bill (see Appendix C for the Federal Housing and Community Development bills presently before Congress).

At present, in late 1973, the Sparkman Bill, S1744, the Community Development Assistance Act of 1973, seems to be the best one before Congress. The Barrett/Ashley Bill, H10036, is similar. Details are still being worked out in Congress (see Appendix C).

Since City governments will distribute funds as they see fit to neighborhoods, it is hard to estimate the amount of funds which any of the presently pending Housing and Community Development bills would bring to the Inner Mission. The Sparkman and Barrett/Ashley bills would allocate 75% of funds to metropolitan areas while the Better Communities Act (BCA) would allocate only 65%.

The Administration wants to move gradually towards a housing allowance, tied to welfare. Under the allowance, poor people would receive rent subsidies and find their own housing. The housing allowance would replace HUD subsidized rehab, home ownership and new construction programs. Some Congressmen fear that the allowance will be so small as to not allow recipients to move out of slums. The other fear is that present housing programs will be ended before the housing allowance is fully tested and established nationwide which could take at least another 3 to 5 years.

b. General Revenue-Sharing

As a transitional measure, in 1972 Congress and the Administration passed a General Revenue-Sharing Act to familiarize City governments with methods of distributing Federal block grant funds and to make up for some funds lost in cuts of existing Federal programs. Under General Revenue-Sharing, San Francisco received and distributed $29 million for 1972-73 and will receive about $19.2 million for each of the next 4 years (see Appendix B). General Revenue-Sharing can be used for all community development purposes except housing and education.

There was great controversy in San Francisco over the way that the first amount of General Revenue-Sharing was distributed. The City departments formed and submitted their requests between August and November, 1972, and only then did neighborhood hearings begin for neighborhood groups and the general public. The final result was that those outside the City government changed only 2% of the original proposals put forth in November. That is especially discouraging when one considers that Revenue-Sharing represents, so far, less than 3% of the total City Budget.

8. State and National Legislators

See Appendix H for the boundaries in the Mission District of areas represented by various State and Federal legislators.

Mission Community groups should write these legislators to be on their mailing lists for any important information which they may send out to constituents.

Although legislators can help, experience has shown some Mission Community groups that if a legislator or his or her administrative aide is not interested in a particular community project, either because of limited time or conflicting political interests, little help will come from that office.

In that case, the community group should turn to another direction, such as the San Francisco City government. Also, the group

should ask various non-profit community improvements organizations for help (see Appendix G).

Below we only touch on National and State issues in the Mission Plan because it seems that an urban neighborhood must deal first and most strongly with its City government. However, now in the early 1970's, there are at least two major national problems which not only effect, but indeed cripple, housing and community development in the Inner Mission. The problems are: National Budget priorities and unbalanced national economic policy:

a. National Budget Priorities

Despite the phasing out and ending of the Vietnam War, the closing of many military installations abroad and in the United States (including Hunter's Point Naval Shipyard in San Francisco, which, until April, 1973, employed 5,600 people and generated about $100 million in payrolls, contracts and services[9]), the U.S. Defense Department Budget has increased. In contrast, the HUD Budget, aiming to improve housing and living conditions for all citizens, has been reduced considerably.

Table 42

HUD and Defense Budgets - 1972-1974[10]

	H.U.D.			Defense Dept. (Military Defense)		
	FY'72	'73 (est.)	'74 (est.)	FY'72	'73 (est.)	'74 (est.)
	(in billions)			(in billions)		
Budget Authority	$4.08	$5.05	$3.71	$75.08	$77.8	$83.5
Outlays	3.64	3.36	4.77	75.2	74.2	80.5
Obligations incurred	3.8	5.8	2.2	76.2	80.0	82.8

Congress has, so far, shown no strength or desire to resist Defense Department requests for more and more money. For example, the $4 billion Trident submarine program, which some said would unnecessarily duplicate the Polaris submarine fleet, caused much of the recent Defense Department Budget increase.

b. Unbalanced Economic Policy

In January, 1973, in its rush to free American businessmen from the economic restraints of "Phase II", the Federal Administration led the nation into galloping inflation which led to rising interest rates on bank loans. Phases III, IV and V which followed were piecemeal, insufficient methods to stop inflation and created great supply problems.

In such times, commercial banks and savings and loan associations find it more difficult to sponsor any low interest, low and moderate income home ownership and rehabilitation loans. Inflation also burdens City budgets and strains the services which they provide, particularly to poorer areas such as the Inner Mission.

Hopefully, in the future, the Federal government will plan furth-

er ahead and pursue less disruptive economic policies.

IV. PRIVATE RESOURCES

9. Non-Profit Community Improvement Organizations

There are several voluntary or non-profit organizations in or near San Francisco which help in neighborhood improvement. Those groups should be used by MCO, other Mission Community organizations, Mission Model Cities corporations and projects and other community agencies, to the maximum possible extent.

See Appendix G for a list of several such community improvement organizations. The organizations can help mainly in physical design of urban improvements desired by community groups or in explanation of government process, budgets, legislation and legislators related to urban improvements sought by the community.

10. Foundations and Corporations

With Federal cutbacks in Model Cities and other community improvement programs, some in the Mission Community have become more interested in the possibility of community development funds from foundations or donations from corporations.

Unfortunately, some U.S. foundations are set up more to allow wealthy people to avoid taxes than to give money away. Writing successful project proposals to foundations or making requests to corporations are not simple processes. Several staff members at Model Cities Agency (MCA), Mission Model Neighborhood Corporation (MMNC) and Mission Housing Development Corporation (MHDC) have experience in writing requests for funding housings, recreation and parks, health services, streets beautification, neighborhood centers and other urban improvements. Interested Mission Community groups should contact those agencies (or other equivalent successors) for aid in writing requests.

V. CONCLUSION

The following Action Agenda summarizes the major issues and needs discussed in Chapter IX - General Implementation. Mission Community groups interested in these matters could benefit the Inner Mission District by initiating the following Recommended Actions. As with the Recommended Objective and Policies presented above, the Recommended Actions are based on desires and needs previously expressed by major Mission Community groups.

Mission Community organizations could work simultaneously on several Actions in General Implementation. Thus the Recommended Actions are listed below for most immediate action.

Mission Community groups interested in General Implementation could carry out or seek enactment by others of the following:

Recommended Actions:

Set 1

A. Public Resources

1. Mission Model Cities Corporations and Model Cities Agency (MCA).

a. Mission Model Cities Future

Ask the Mayor, Board of Supervisors, OCD Director, CCCD and TPC (see Appendix B) to use Revenue-Sharing or other City money to

continue funding beyond June 30, 1974 for essential MCA staff and for Mission Model Cities corporations and projects which have achieved considerable, needed improvements in the Inner Mission.

b. Mission Housing Development Corporation

Ask the Mayor and Board of Supervisors to recognize MHDC as the official housing agency for the Inner Mission and channel City, State and Federal housing funds for the Inner Mission through MHDC.

c. MCA Information

Ask the MCA Housing Component, or its successor, to report monthly to MHDC and major Mission Community housing groups, changes in State and Federal allocations, guidelines, regulations and legislation in housing and community development.

2. Mission Community Organizations (CO's), Community Technical Organizations (CTO's) and the City Budget

a. City Budget Policies

Ask the Mayor and Board of Supervisors to establish policies for the distribution of City funds, including General Revenue-Sharing (GRS) and future Special Revenue-Sharing (SRS), to satisfy not only City department requests but also community improvements sought by neighborhood groups. Policies on the City Budget should guarantee the following:

*Provision for City departments to notify neighborhood groups of City department budget planning and requests at an early stage (12 to 14 months before fiscal year begins).

*Provision of a public form for debate of funding priorities (beginning 8 months before fiscal year).

*Annual accounting by City officials of which neighborhood requests were satisfied and which were denied (1 month after Budget Ordinance passed).

*Expansion of the Citizen's Committee on Community Development (CCCD) to provide more legitimate representation for neighborhood groups.

*The Inner Mission, along with other high-need San Francisco neighborhoods, should receive priority for City funds until its serious urban problems are substantially resolved.

*The Model Cities Agency or Office of Community Development should inform major Mission Community groups of changes in the City Budget Schedule.

b. City Budget Process

*City Departments Cooperation. Ask the Mayor and directors of key City agencies (Rec-Park, City Planning, FHA, SFRA, OCD, DPH, DPW, Social Services) to request their staffs to meet with major Mission Community groups related to physical urban improvements, from May through July when they begin to formulate their Regular Budget and CIP requests for the next fiscal year.

Mission Community groups could press in those meetings for solutions to their neighborhood needs, including those recommended in the Mission Plan.

*Department-Neighborhood Meetings. Ask the Departments to continue meeting, at least once a month, with neighborhood groups from the summer to the following May 1, to reduce remaining differences over Department Budget requests.

*Budget Summaries. Ask the Mayor, Supervisors and Department directors to provide to the public, preliminary budget and CIP requests prepared by City departments in early September, and the last versions reviewed by the Mayor and Supervisors in April and May of the next year.

*CIP Reports. Ask CIAC (Capital Improvements Advisory Committee) to require that each Capital Improvements Program request be accompanied by a brief report on reaction of neighborhood groups to the proposed project. The reports should be submitted to major community organizations before CIAC begins its annual discussions on the next CIP.

*Program Budgets. Ask the Board of Supervisors to revise the City Charter to stipulate guidelines rather than detailed specifications for the City Budget. Each City department should publish its proposed and final budgets in Program form, outlining the amount to be spent on program rather than specific materials and personnel.

*Work Programs. Every City department should publish for citizen's review, Work Programs (similar to that of the City Planning Department) which shows what programs it aims to carry out in the following year. Work programs should also show what, specifically, will be done in each neighborhood.

c. Mission Community-City Budget Schedule

Mission Community Organizations and Community Technical Organizations should consider adjusting their annual schedules to keep up with or ahead of the City Budget schedule as suggested in Table 41 of this chapter.

3. City Planning Commission and Department

a. Mission Plan. Ask the City Planning Commission (CPC) to endorse the Mission Plan and commit itself, and the City Planning Department to help implement the urban improvements recommended in the Plan.

b. Mission Liaison. Ask the City Planning Director and CPC to pay full-time for a Mission Liaison, from the City Planning Department (CPD), to major Mission Community groups, who would work at least half-time at MHDC or some other community improvement corporation in the Inner Mission. The Mission Liaison should have previous experience with planning and community groups in the Inner Mission. The liaison should speak and write the major foreign language of the Inner Mission.

c. Improvement Plans. Continue to use technical planning staff, working for non-political, community improvement organizations, based in the Inner Mission, to review CPD Improvement Plans and help write community responses to the plans.

4. Mayor's Office

a. Mayor's Appointees. Insist that the Mayor appoint Inner Mission District residents to fill the next vacancies on City Commissions, boards and committees which affect physical development in the Mission neighborhood. MMNC, MHDC, or their equivalent successors will keep up-dated lists, available to the Mission Community, of impending vacancies in appointive City positions.

Important commissions and boards include the City Planning Commission, Board of Permit Appeals, Assessment Appeals Board, Public Housing Authority and Rec-Park Commission.

b. City Department Liaisons. Request of the Mayor that at least one official Mission Liaison exists between each key City department and agency related to urban physical improvements and social services, and major Mission Community groups related to the department's or agency's activities.

The full list of Mission Liaisons should be sent to major Mission Community groups (several listed in Chapter Acknowledgments) within 3 months of making the request.

5. Board of Supervisors

a. Catalogue of City Property. Ask the Board of Supervisors to ask the City Planning Department to make a catalogue of all city-owned property, including streets, suitable for construction, with data on location, size, topography, present use, zoning and proposed future use.

b. City Property for Public Purposes. Ask the Board of Supervisors, advised by the City Planning Commission and affected neighborhood groups, to lease, at low prices, City property (or the air rights thereof) for low and moderate income housing, parks, high employment business or businesses combined with housing.

Leasing, rather than sale of public land,(except parks), brings income which decreases the City's dependence on property tax which makes housing rehabilitation and ownership less expensive.

Non-profit or limited-dividend corporations, working in and benefiting low and moderate-income areas, should receive priority to lease City land and construct community improvements or subsidized housing there.

Set 2

6. State Housing and Community Development Bills

See Policy 6, this chapter.

7. Federal Special and General Revenue-Sharing

a. Community Development Act

Ask National legislators to include in any Federal Community Development Act:

*Funds for major cities at least at the 1972-73 level.

*Requirement for local community planning and proven, wide-rangin citizen's participation in order to receive funds.

*Allocation of more funds for depressed, inner city areas which have successfully used past Federal programs.

*Allowance for local community development, funds to be matched by Federal funds and thus multiplied.

*Post-Audit evaluation independent of revenue-sharing applicant, of tangible benefits gained by the City from the Community development funds.

*Incentives for increased City government efficiency, economy and achievment of local and national goals in housing and community development.

8. State and National Legislators

a. National Budget Priorities. Ask National legislators to decrease the Defense Department Budget Authority in the next fiscal year, 1975-76, from its present $84 billion to $75 billion or less. A large part of the money taken from Defense, should be used for City, State and Federal programs which provide housing rehabilitation and ownership, parks and neighborhood facilities, to benefit low and moderate-income people living in metropolitan areas. Also, at least several billion dollars taken from Defense, should be used for improved mass transportation in metropolitan areas. Unemployment, caused by the Energy Crisis, could be decreased in construction and operation of new mass transit systems.

b. National Economic Stability. San Franciscans and the Mayor should seek more stable national economic policies from national legislators and the Administration to aid local employment, housing and community development efforts.

8. Private Resources

9. Non-Profit Community Improvement Organizations

See Policy 9, this chapter.

10. Foundations and Corporations.

See Policy 10, this chapter.

FOOTNOTES

CHAPTER IX - GENERAL IMPLEMENTATION

[1-4]See notes to Table 41.

[5]San Francisco Progress, February 13, 1974, p.1, "Mayor Asks Control of All State, Federal Grants".

[6]Written Comment by Rich Hayes, San Francisco Study Center, on draft of Chapter IX, Mission Plan, April 3, 1974.

[7]San Francisco Progress, April 6, 1973, p.1, "Alioto Money Sharing Intact", by Lee Wakefield.

[8]Memo to: Gregory Montes, MHDC Planner, from Rich Hayes, San Francisco Study Center, April 3, 1974. For more details see: Understanding San Francisco's Budget, how City Hall spends your money and what you can do about it, by Richard Hayes. San Francisco: The San Francisco Study Center and The Youth Project, 1973.

[9]Information provided by Juan Pifarre, Economic Development Specialist, Mayor's Office of Economic Development, November 14, 1973.

[10]Information provided by Martin Gellen, Research Director, Bay Area Institute, San Francisco, Ca., taken from: Budget of the United States Government, Fiscal Year 1974. Washington, D.C. U.S. Government Printing Office, 1973, pp. 329, 334, 335.

CONCLUSION

The conclusion of each chapter of the Mission Plan is an Action Agenda which summarizes the contents of that chapter and also outlines how Mission Community groups and individuals can seek various improvements for their neighborhood. Thus the overall Conclusion of the Mission Plan brings together simplified versions of the Recommended Actions from every chapter.

The Action Agenda of the Mission Plan Conclusion is arranged by sets of priorities as are the chapter Action Agendas. Since the general Conclusion unifies all Set 1, Set 2, and Set 3 Actions from eight chapters, it recommends overall goals and priorities for the Mission Community in urban improvement.

As mentioned in the chapters, these Recommended Actions are based on many present and recent policies and/or actions of major Mission Community voluntary and service groups referred to in the footnotes and acknowledgments of the Mission Plan.

Those who have worked on and contributed to the Mission Plan hope that the Recommended Action Agendas of the chapters will help Mission Community groups unify their efforts in various aspects of neighborhood improvement.

To be more brief, only the basic recommended Actions are listed below, under the titles of chapters where they are discussed in more detail in the Action Agendas and text. Each basic Action below is followed by a number in parentheses ( ) which indicates the number of that Action in the chapter Action Agenda.

Mission Community organizations may want to tackle only the most important Actions recommended in Set 1 within the Mission Plan Conclusion. Therefore, Set 1 of each chapter is divided in the Conclusion by a dotted line (---) above which the Actions in that set are proposed as most important.

There is no attempt here to present an overall Action Agenda for the Mission Plan which assigns higher priority to Actions in some chapters than in others. After considerable thought, it was decided that the selection is up to Mission Community groups which either concentrate on certain areas of urban improvement or on a wide range of issues. The main intent of the Conclusion is to point out the most important Actions which Mission Community groups could take on many issues related to the improvement of physical land use (see figure 5 - Proposed Land Use), social programs, economic development and government responsiveness in San Francisco's Inner Mission District.

Recommended Mission Plan Action Agenda - Alternative A.

Set 1.

Chapter II - Housing

1. Increase Subsidized Housing Rehabilitation (1)

2. Increase Subsidized Homeownership (2)

3. Achieve Down-Zoning, R-4 to R-3 in the Inner Mission (3)

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4. Carry out Focused Residential Neighborhood Improvements (4)

5. Maintain Low and Reasonable Rents (5)

6. Increase Family Units (6)

Chapter III - Recreation and Parks

7. Obtain a Soccer Field (1)

8. Obtain a New Gymnasium (2)

9. Obtain Two New Large Parks (3)

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10. Obtain the Mission Armory as a Multi-Purpose Mission Community Center (4)

11. Complete the Mission Protected Neighborhood Program (5)

12a. Support Continued Funding of Mission Neighborhood Physical Development Program (6a)

12b. Support Centro Latino in Fund-Raising and Site Search for New Building (6b)

Chapter IV - Community Services

Education

13. Complete Needs Assessment and carry out Mission-Community-approved improvements in all public and private Mission District schools. Increase diagnoses of individual student's learning needs (1)

14. Maintain and Expand the Mission Reading Clinic (2)

15. Demand and Assure Mission Community Participation in Planning New Inner Mission Grammar School (3)

16. Hold Workshops on Improving ESL and Bilingual/Bicultural Programs (4)

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17. Seek Reduced Student/Class Ratios (5)

18. Seek More College/Career Counselors in public and private Mission District Secondary Schools (6)

Childcare

19. Maintain and Expand the Mission Childcare Consortium Programs (1)

20. Obtain Government Support of Needed Low-Cost Childcare and Headstart Programs (2,3)

21. Participate in Community Coordinated Childcare (4)

Health

22. Increase Mission Community Benefits from S.F. General Hospital (1)

23. Increase Low-Cost Dental Care (2)

24. Increase Drug Detoxification (3)

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25. Participate in Mission Community Health Workshops (4)

26. Obtain a Mobile Preventive Health Unit (5)

Culture

27. Obtain the Mission Armory as a Multi-Purpose Mission Community Center (1)

Churches

See Policies.

Consulates

28. Bring Latin American Consulates to the Inner Mission (1, 2)

Chapter V - Transportation-Circulation

29. Complete the Mission Protected Neighborhood Program (1)

30. Support the Mission Community-approved BART/MUNI Coordination (2)

31. Seek BART/MUNI Transfers (3)

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32. See Certain BART/MUNI Reduced Fares (4)

33. Request a Study of Possible New Mission District Jitney Routes (5)

34. Obtain Inner Mission Bicycle Routes (6)

Chapter VI - Urban Environment

35. Achieve Down-Zoning, R-4 to R-3 (1)

36. Maintain Present Height and Bulk Limits, with Some Bulk Variances near 16th and Mission (2)

37. Improve Inner Mission Urban Design and Land Use (3)

38. Complete the Mission Protected Neighborhood Program (4)

39. Improve Community Maintenance (5)

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40. Remove Non-Conforming Uses of Least Service to Inner Mission Residents (6)

41. Support and Seek Inner Mission Historic Preservation (7)

Chapter VII - NEIZ Plan

42. Request City Planning Commission Approval of the Neiz Plan (1)

43. Request NEIZ Rezoning (2)

44. Request NEIZ Redevelopment Funds (3)

Chapter VIII - Economic Development

45. Obtain Mission-Community-approved Mission Economic Development Report (1)

46. Help Inner Mission Small Businesses (2,3)

47. Obtain Economic-Urban Design Improvement of Major Commercial Areas? a. 16th and Mission, b. 24th Street, c.Mission Street (4,6)

---

48. Guarantee Mission Job Priority in New Inner Mission Businesses (7)

49. Guarantee Job Priority for Inner Mission Residents in any NEIZ Construction (8)

Chapter IX - General Implementation

50. Maintain Mission Model Cities Programs and Projects Judged Most Valuable by Mission Community (1a)

51. Seek City Recognition and Funding of MHDC as Inner Mission Community Housing Agency (1b)

52. Seek Increased Mission Community Urban Improvements from City Budget (2a, b)

53. Adjust Annual Mission Community Schedules to Keep up with City Budget Schedule (2c)

54. Seek City Planning Commission Endorsement of the Mission Plan (3a)

---

55. Request Full-Time, Bilingual Mission Liaison from City Planning Department, Working Half-Time in the Inner Mission (3b)

56. Increase Mission Community Contributions to and Benefits from City Planning Department "Improvement Plans" 93c)

57. Request of Mayor, More Mission Community Representatives on City Commissions and Boards and More Mission Liaisons from City Departments (4)

58. Request Board of Supervisors to Increase Public Use of Non-Recreational City Property (5a,b)

Set 2

Chapter II - Housing

1. Seek More New Subsidized Housing (7)

2. Minimize Housing Relocation (8)

3. Support and Seek Historic Preservation in the Inner Mission (9)

4. End Housing Discrimination (10)

Chapter III - Recreation and Parks

5. Monitor and Guarantee Rehabilitation of Existing Inner Mission Rec-Park Facilities (7)

6. Seek Enlargement, Rehabilitation and Reactivation of McKinley Square - Inner Mission Side (8)

7. Seek Improved Recreational Use of Schools and Other City Property (9)

8. Obtain More Bilingual Mission Residents on the Rec-Park Department Staff (10)

9. Increase Mission Community Involvement in Planning and Operation of Rec-Park Department Facilities (11)

10. Obtain Three Mini-Parks (12)

Chapter IV - Community Services

Education

11. Demand Ethnic/Racial Composition of Public School Teachers and Administrators Equal to (or within 5% of) District-Wide Student Composition and Distributed Proportionately in Schools When Integrated (7)

12a. Demand Publically Distributed Annual Reports and Proposed Program Budgets from all Mission District Public and Private School Systems.

12b. Encourage More Rational Budgeting and Financing of Mission District Public and Private Schools.

12c. Request Hiring of Budget Analyst Responsible Only to S.F. Board of Education (8)

13. Seek Physical Improvements in Existing Mission District Public Schools (9)

Childcare

Health

14. Seek Inner Mission Health Education Facility (6)

15. Set up a Health Hotline (7)

16. Seek More Flexible Licensing of Out-of-State Medical Professionals (8)

Culture

17. Request and Assist Mission Community Use of Project Artaud Theater (2)

Churches

Consulates

Chapter V - Transportation-Circulation

18. Seek Removal of Tow-Away Zones (So.Van Ness, 14th to 19th)(7)

19. Support Proposed J-Church Tram Car Line Extension (8)

20. Request NEIZ Plan, Phase I, Street Changes, (see Set I, Action 1) (9)

21. Guarantee Mission Community Input to MTC Regional Transportation Plan (10)

22. Obtain Dial-a-Bus in Mission District (11)

Chapter VI - Urban Environment

23. Obtain Undergrounding of Utility Wires (8)

24. Obtain More Street Trees (9)

25. Seek Reduced Air Pollution (10)

26. Seek Reduced Noise Pollution (11)

Chapter VII - NEIZ Plan

27. Remove Industrial Non-Conforming Uses of Least Service to the Residential Mission Community (4)

28. Seek Railroad Tracks Removal on Harrison Street, between 19th and 23rd. (5)

29. Seek New Housing Legislation (6), (see Set 1, Action 48, above)

30. Experiment with Alternative Subsidized Housing (7)

Chapter VIII - Economic Development

31. Assure Mission Community Guidance in Attracting Large Retail Enterprises Around 16th and Mission Streets (9)

32. Request the BART Corridor Study (10)

33. Seek New Industry in the NEIZ, Above 16th Street (11)

34. Support Efforts to Establish a Mission District Mercado (Market) (12)

35. Seek Increased Mass Transit Construction Beyond the Inner Mission and Transit Construction Jobs for Inner Mission Residents (13)

36. Prevent More Pawnshops from Moving to the Mission District (14)

Chapter IX - General Implementation

37. Obtain Mission Community Benefits from any Future State Housing or Community Development Bills (6)

38. Seek More Benefits for Low and Moderate Income Urban Areas in New Federal Housing and Community Development Legislation (7)

39. Lobby for Improved National Budget Priorities and Economic Policies (8)

Set 3

Chapter II - Housing

Chapter III - Recreation and Parks

1. Encourage Establishment of Three Additional Mini-Parks (13)

2a. Encourage Continued Funding and Services of Alabama Street and Columbia Park Boy's Clubs (14a)

2b. Encourage Creation of a Mission District Girl's Club (14b)

3. Encourage Creation of Backyard Parks (15)

4. Seek City and Neighborhood Cooperation to Build Mission-to-Dolores Linear Park (16)

5. Encourage Increased Mission Community Recreational Use of Local Religious Institutions (17)

Chapters IV - IX

No Recommended Actions in Set 3.

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MISSION PLAN

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A PLAN FOR THE INNER MISSION DISTRICT

BOOK 2 - APPENDICES

Mission Housing Development Corporation
San Francisco, California

April 1974.

CHAPTER I

INTRODUCTION

INNER MISSION HISTORY

1776-1974

Appendices

CHAPTER II

H O U S I N G

Appendices

APPENDIX A - PROPOSED MISSION MODEL CITIES NEIGHBORHOOD IMPROVEMENT AREAS (NIA's)

See footnotes, at end of appendix, for explanation of subjective phrases. See fig. 7 for locations of NIA's.

1. Bryant and Florida, between 23rd and 21st.

Total bldgs. - 154. Homeowners - 111. MHDC-aided bldgs. - 13.

Historic bldgs.[1] - 0 Neighborhood businesses - 9 Industries - 0.

PRO's	CON's
a. Good public visibility on Bryant.[2]	a. Most bldgs. in fair or good condition.
b. Appearance on Bryant helped by sidewalk trees and will be helped more by Protected Neighborhood Project.	
c. Possibly Bryant School as future neighborhood center.	
d. Few stripped Victorian facades.[3]	
e. Very good geographic location in MMN (Mission Model Neighborhood)	

2. Harrison St., between 25th and 23rd Streets.

Total bldgs. - 82 Homeowners - 55. MHDC-aided bldgs. - 2

Historic bldgs. - 0 Neighborhood businesses - 9 Industries - 0

PRO's	CON's
a. Appearance will be helped by Protected Neighborhood Project.	a. Most building exteriors in fair or good condition.[6]
b. Located between Garfield Square and recommended parks at 23rd & Treat and 20th and Harrison.	b. Near industry at 23rd; but only an industrial pocket in residential
c. Some recent rehab.[5]	c. NIA crosses 24th, a major commercial street with maintenance and litter problems.
d. Good location in MMN.	

Appendix A - Proposed Neighborhood Improvement Areas.

3. Lexington and San Carlos, 21st to 19th.

Total Bldgs. - 143. Homeowners - 93. Historic Bldgs. - 14.

MHDC-aided Bldgs. - 4. Neighborhood Business - 17. Industries - 1.

PRO's	CON's
a. More potential (14 'historic' bldgs.), than any other proposed NIA to be declared "Historic District" by Landmarks Pres. Board. MHDC can help do studies needed for Historic Dist. designation.	a. Area sandwiched between two major commercial streets, Mission and Valencia. Some crime on and near Mission, North of 20th Street.
b. NIA activities and status as Historic District could protect many poor people from BART-related activity; improve their environmental and economic situations.	b. Poorest in MMN (ca. 23% of families below poverty line), but homeownership up from 208 in 197 to 266 in 1972. Ca. 3/4 housing under Code enforcement; threat of evictions and abandonments. ca. 60 homes demolished.
c. MCO, City and MHDC recommended mini-park for 20th and San Carlos. Mission Plan proposes PNP and underground utility wires on 19th Street.	c. Poor public visibility unless extend NIA to Valencia Street; but extension complicates boundaries and confuses area with wealthier Liberty Street historic buildings.
d. On block from Mission Playground and possible neighborhood center at B'Nai David Synagogue.	d. No public open space or community services in area; separated from them by major streets, Valencia and Mission.
e. Pedestrian access to and from area may be helped by PNP median strip on Valencia (2-3 years) and transit preferential sidewalk widenings at corners on Mission (maybe next year).	
f. Adjacent Mission Street business and sidewalk appearance between 21st and 20th being improved by "2400 Block Club" organized by Mission Merchant's Assoc. Club could cooperate with NIA.	

4. Shotwell and Folsom, between 20th and 22nd.

Recommended for later action, after first three NIA's.

Total Bldgs. - 130. Homeowners - 56. MHDC-aided Bldgs. - 10.

Neighborhood Businesses - 11. Industries - 0. Historic Bldgs.- 9

PRO's	CON's
a. Good public visibility on South Van Ness and Folsom.	a. Near industry above 20th.
b. Appearance helped on Folsom by sidewalk trees and will be in 2-3 years by PNP trees and median strip on South Van Ness.	
c. Many fine Victorians, needing rehabilitation on South Van Ness and Shotwell.	b. Four gas stations in area; but 3 are NCU's; but there until 1980 or 1990.
d. Some recent rehab.	c. Heavy, noisy traffic on South Van Ness; PNP will reduce some.
e. MCO, City and MHDC recommend mini-park nearby by South Van Ness and 22nd (now NCU gas station).	
f. Folsom Playground and Polish Hall (rental) in area. Hawthorne School one half block from area.	
g. NIA one block from proposed Mime Troupe-Azteca bldg., theater and mini-park.	

Footnotes

1 "Historic" Building - The designation "historic" is based on those buildings listed in the book Here Today, written in 1968 by San Francisco Junior League. The League listed the more exceptional Victorians. However, we feel that more Mission District Victorians and Classic (1900-20) buildings should be named historic, on architectural and environmental basis, and that many of the "historic " buildings be declared Landmarks by Landmarks Preservation Advisory Board of the City.

2 "Good public visibility" - Pro - means that NIA improvements will be seen by more pedestrians and vehicle passengers on more heavily travelled streets. However, if the street has too much traffic, such as on South Van Ness, desirability of area decreases.

3 "Few stripped Victorian facades" - Pro - refers to Victorian facades stripped of original wooden decoration and siding and usually recovered with asbestos shingles or stucco. Because MHDC rehab loans or seed money, at present funding limits, usually cannot pay to restore stripped Victorians, the appearance of street facades can be changed significantly only where few stripped Victorians exist.

4 "Good geographic location in MNN" - Pro - Means that area is relatively centrally located in needier part of MNN but not too close to large amount of industry with its bad effects.

5 "Some recent exterior rehab" - Pro - If several facades on a dilapidated block are freshly repainted, rebuilt or restored; NIA can probably speed up the rate of improvements and achieve overall dramatic changes.

6 "Most building exteriors in fair or good condition" - Con - Thus no great need for NIA and MHDC activity there would probably not show dramatic changes. Note that because no national standard exists for good or poor conditions of building exteriors, the judgments of good and fair are based on visual, subjective survey.

Appendix B

1970 POPULATION, MISSION MODEL NEIGHBORHOOD (MN)*

RACIAL BREAKDOWN BY CENSUS TRACTS.

Census Tract	177	201	202	207	208	209	210	228	229	MN Total
White	1330	2898	4349	4851	4344	3327	4634	8859	7512	42,104
(Spanish surname - counted in with White)	(838)	(1561)	(1757)	(1718)	(2206)	(2025)	(1885)	(6044)	(5206)	(23,240)
Black	245	196	491	94	144	72	98	768	605	2,713
Oriental	332	550	648	501	671	454	269	681	842	4,948
Other	112	191	233	133	208	195	135	409	489	2,105
TOTAL	2019	2836	5722	5579	5367	4050	5136	10,717	9448	51,870

* Appendix B. from: 1970 U.S. Population Census; information also in Table 2, p. 13, in Summary of Trends in Housing and Population in the Mission Model Neighborhood, prepared by Judith L. Waldhorn, et al., Stanford, Ca. Stanford-MCO Community Development Study, National Science Foundation, Grant #GI 29925X, 1972.

Appendix C

Inner Mission District
(Mission Model Neighborhood)

POPULATION OF FOREIGN STOCK-1970[1]

County of Origin	Native[2]	Foreign Born[3]
Austria	97	47
Canada	320	209
China	393	347
Cuba	204	428
Czechoslovakia	74	34
Denmark	72	68
Finland	59	31
France	52	76
Germany	465	372
Greece	133	182
Hungary	22	24
Ireland	661	193
Italy	949	554
Japan	98	79
Lithuania	27	23
Mexico	3,256	3,450
Netherlands	21	14
Norway	158	38
Poland	137	71
Portugal	110	48
Rumania	11	12
Sweden	170	88
Switzerland	74	75
United Kingdom (of Great Britian & Northern Ireland)	367	220
U.S.S.R. (Russian, Ukraine,etc.)	173	334
Yugoslavia	116	75
Other (Central and South America[4])	1,700	75
Southwest Asia (India, Pakistan, Bangladesh)	77	75
Other Asia (Phillippines, Samoa, etc.)[5]	633	2,835
Other Europe	267	234
Africa	10	31
Puerto Rico[6]	1,275	—
All Other	576	772
Not Reported	408	481
Total	13,165	16,719
Grand Total (Native and Foreign Born)	29,884	

Notes: [1]From U.S. Census, 1970. Availabe at San Francisco City Planning Department.

[2]Native - at least one of parents was foreign born.

[3]Foreign Born - born outside of the United States.

[4]Unfortunately, the U. S. Census does not give a detailed breakdown of the national origins (El Salvadorean, Nicaraguan, etc.) of Latin Americans in the United States. On the other hand, the U. S. Census gives detailed information on populations from European countries.

[5]There is a separate 1970 Census count for Filipinos, Hawaiians, American Indians and other Non-Whites but it is considered too inaccurate to use.

[6]Puerto Ricans - considered Natives of the United States whether born in the United States or the Commonwealth of Puerto Rico.

Recreation and Parks,
Mission Plan

Appendix A. Estimated Costs of Recommended Improvements in Recreation and Parks, Inner Mission, - January 1974*

Type of Facility	Site	Acreage	Approx. Market Value of Land (July 1973)[1]	Approximate Design and Improvement Cost[2]	Total Cost	Recommended Mission Community Priority
Franklin Square, Soccer Field	16th and Bryant or 20th and Harrison or 23rd and Treat	2.5	On Franklin Square or Combined with Soft-ball Field in 1st New Large Park	$200,000 or approx. $100,000	$200,000 or approx. $100,000	1
Park 1	20th and Harrison Street	2.5	$1,125,000	$325,000	$1,450,000	2
Gymnasium	At or near Park 1 or 2	.25	$ 562,500	$500,000	$1,062,500	3
Park 2	23rd and Treat	2.5	$1,125,000	$325,000	$1,450,000	4
McKinley Square Reopening and enlargement	Potrero Avenue east side from 20th to 21st	2.3	$.00 (all City-owned Land)	$100,000[3]	$ 300,000	5
Mini-Park	San Carlos and 20th n.w. corner	.08	$ 17,900	$ 26,400	$ 44,300	6
Mini-Park	South Van Ness and 22nd s.e. corner	.25	$ 80,000	$ 80,000[4]	$ 160,000	7
Mini-Park	Former Southern Pacific Cut, S. Jose to Guerrero, btwn. 25th and 26th	.25 +.05 .30	$ 65,500+ use of 1 adjacent garden lot.	$ 80,000[4]	$ 145,500	8

Recreation and Parks,
Mission Plan
Appendix A - Estimated Costs of Recommended . . . .

Type of Facility	Site	Acreage	Approx. Market Value of Land (July 1973)[1]	Approximate Design and Improvement Cost[2]	Total Cost	Recommended Mission Community Priority
Mini-Park	Elizabeth and San Jose, s.w. corner	.11	$ 31,500	$ 46,000	$ 77,500	9
Park Addition, Mission Playground	Cunningham Place Valencia near 19th	.12	$ 40,000	$ 47,000	$ 87,000	10
Linear Park	14th-west side, Woodward to Valencia and Guerrero to Dolores btwn. 14th and Clinton Park	.15 + .50 .65	$ 63,000 + $157,000 $220,000	$ 50,500 + $202,000 $252,500	$472,500	11
Mini-Park	855 Treat, btwn. 21st and 22nd.	.06	Owned by S.F. Mime Troupe		$ 20,000	12
Mini-Park	23rd & Shotwell	.06	Proposed acquisition by a Mission Community agency	$ 20,000	$ 20,000	13
All Recommended Facilities		11.68 Acres	$3,267,400	$2,001,400	$5,268,800	1-13

Recreation and Parks,
Mission Plan

Appendix A - Notes

[1]Approximate Market Value of Land - January, 1974 based on: estimates by S. F. Recreation and Parks Department for the Improvement Plan for Recreation and Open Space, Programs Section, July 1973, p. 70; estimates of January 30, 1974, by Jose Wheelock, MHDC Rehabilitation Officer as follows: for Inner Mission vacant land:

Zoning	Cost
R-3	$6.50/sq. ft.
R-4	7.00/sq. ft.
R-4 (near C-M)	8.00/sq. ft.
C-M	10.00/sq. ft.

[2]Approximate Development Cost - January, 1974, for Mini-Parks: Telephone Interview on January 31, 1974, by Gregory Montes, MHDC Planner: of Mr. Douglas Martin, Division Engineer, Recreation and Parks Division, Bureau of Engineering, Department of Public Works, Estimates by Mr. Martin as follows: for 5,000 sq. ft. Mini-Park on flat land:

Improvements (grading, landscaping, play equipment, etc.) - $35,000

Design	14% of 35,000
Engineering	14% of 35,000
Inspection	9.2% of 35,000
Total	ca $35,000+
	12,000
	$47,000

Mini-Parks on hills cost approximately $1 more per square foot.

For Large Parks:

Estimates from Mr. Tom Malloy, Executive Assistant to General Manager, S. F. Rec-Park Department in interview of November 27, 1973 with Linda Farbert, S. F. City Planning Department; Toby Levine, MCO; and Gregory Montes, MHDC.

1-acre park.

Improvements	$100,000
Design	10,000
Engineering-Inspection	10,000
Contingencies	10,000
	$130,000

Land Acquisition costs of large parks from Improvement Plan for Recreation and Open Space, July 1973, page 76.

[3]McKinley Square - Development Costs calculated at about 10% of regular development cost for new hill-side park because trees, bushes and most of needed grading already exist at McKinley Square and adjacent open land between Potrero Avenue and the James Lick Freeway.

[4]Development costs given are about 90% of total expected development costs because these mini-parks might be improved with assistance in materials from and work by nearby residents and/or businessmen.

Appendix B

City-Wide Facilities

San Francisco Recreation and Parks Department

November 1973*

1. Golden Gate Park
   - Japanese Tea Garden
   - Kezar Stadium
   - Conservatory of Flowers
   - Polo Field
   - Music Concourse
   - Arboretum
   - Sharon Building - City-wide Arts and Crafts Headquarters
   - Golf Course
   - Golden Gate Senior Citizen Center
2. Lincoln Park
   - Palance of Fine Arts
   - Golf Course
3. Small Craft Harbor-Marina
4. Aquatic Park
5. Justin Herman Park (Embarcadero Plaza).
6. Union Square
7. Civic Center
8. Yerba Buena Senior Citizen Center.
9. Recreational Arts Building
   50 Scott Street, Duboce Park
   - Photography Center
   - Music Division
   - Drama and Dance Division
10. Candlestick Park
11. McLaren Park
    - Amphitheater
    - Golf Course
12. Lake Merced Park
    - Fishing
    - Boating
    - Picknicking
    - Harding and Fleming Golf Courses
13. San Francisco (Fleishhacker) Zoo
14. Sigmund Stern Grove
    - Pine Lake Day Camp
15. Silver Tree Day Camp
    (Glen Park Canyon)
16. Junior Museum
    199 Museum Way
17. Camp Mather, Tuolumne County, California
    (near Yosemite National Park)

* List provided to MHDC by Mr. Tom Malloy, Executive Assistant to the General Manager of San Francisco Recreation and Parks Department.

Appendix C

REHABILITATION OF RECREATION AND PARKS DEPARTMENT

FACILITIES - INNER MISSION DISTRICT

1972-75*

Facility	Repairs Planned	Date	Cost	Source of Funds
Folsom Playground	Playground Improvements	1974	$ 20,000	Land and Water Conservation Fund (Federal), Urban Beautification Fund (Federal), Ad Valorem Tax (City).
Franklin Square	Automatic Irrigation System and Children's Play Area	1972-74	$ 91,900 + $ 20,000	Land and Water Conservation Fund, Ad Valorem Tax. Urban Beautification.
Garfield Square	Children's Play Area	8/72	$ 37,059	Urban Beautification, Ad Valorem Tax.
Mission Playground	Playground Improvements Pool Repairs, New Exterior Lighting	1973-74	$ 77,956 60,000 15,000 $152,956	Land and Water Conservation, Urban Beautification, Ad Valorem Tax, $10,000 gift of Foremost-McKesson Company.
24th St. Mini-park	Acquisition, Development	1973	$ 41,500 35,135 $76,635	Urban Beautification Ad Valorem

* Information from inter-office memo of November 23, 1973, from Mr. Douglas Martin, Division Engineer, Rec-Park Division, Bureau of Engineering, San Francisco Department of Public Works; to Mr. Tom Malloy, Executive Assistant to the General Manager, S. F. Rec-Park Department.

Appendix D

MISSION COMMUNITY REVIEW OF SCHEMATIC PLANS AND VIEWS OF TWO PROPOSED INNER MISSION PARKS

(figs. 12a, b and 13a, b in Chapter III, Mission Plan)

Background

In December, 1973, Mission Housing Development Corporation asked the Community Design Center of the University of California Extension to draw, on the basis of ideas in the Mission Community, schematic plans and perspectives views of two proposed new large parks in the Inner Mission District. From January to April, 1974, versions of the drawings were done, free of charge, at the Community Design Center by Architect George McNeil working with Design Center Director, Chuck Turner.

The two parks, each about a city block in size, would be on sites in areas recommended, at Mission Community request, in the City's Improvement Plan for Recreation an Open Space. The Improvement Plan was endorsed in July, 1973, by the San Francisco City Planning and Recreation and Parks Commissions.

The two parks would cause no residential relocation. There would be relocation of several industries and businesses which are now in a residential area or area recommended by the City to become residential. Since the parks would be publicly funded (see Appendix A and Chapter III test for details), the displaced enterprises would be fully paid for their property and moving costs. During the review of the proposed park drawings, several Mission residents asked that the more beneficial, popular, neighborhood service businesses, such as Norman's Hardware Co., which would be replaced by the parks, should be relocated as near as possible to their present sites without infringing on residential areas.

The final park designs, at least 2 to 5 years away, are subject to more comment by Mission Community groups, technical requirements by the S.F. Rec-Park Department and the site conditions.

Mission Housing Development Corporation commissioned these schematic drawings to help spur more Mission Community thought on the possible designs and services of the two proposed parks which are essential for improvement of the inner Mission housing environment.

Following is a list of Mission Community organizations and individuals who received copies of the park plans to comment on them in February and March, 1974. Below the list is a note on who gave verbal or written comments. The comments were integrated as much as possible into the final schematic drawings of the proposed parks.

Mission Community Reviewers

1. Virginia Budd, Director, Mission Neighborhood Centers.
2. Gonzalo Calderon, Federacion de Deportes Latinoamericana.
3. Graciela Cashion, Spanish-Speaking Senior Citizen's League.
4. Chuck Conley, Director, Columbia Park Boy's Club.
5. Fabian Contreras, Director, Mission Branch, San Francisco Boys' Club.

Mission Community Reviewers (Continued)

6. Fabio De La Torre, Director, Centro Latino.
7. Luisa Ezquerro, member, Board of Directors, Mission Model Neighborhood Corporation; Mayor's Citizen's Committee on Community Development.
8. Linda Ferbert, Planner II, Mission Liaison, San Francisco City Planning Department.
9. Janice Gulley, Chairperson, Zone VII Council, San Francisco Unified School District.
10. Horizons Unlimited.

12. Latino Local Development Corporation - Dolores Ayala.
13. Toby Levine, President, Mission Planning Council.
14. Mission Arts Council - Rafael Garza.
15. Carlos Navarro, Director, Mission Neighborhood Physical Development Program, Centro Latino.
16. People at Play, Peter Snyder.
17. Edio Powell, Mission Rebels.
18. RAP (Real Alternatives Program).
19. Carolyn Schaffer, San Francisco Ecology Center.
20. Patricia Silver, San Francisco Mime Troupe.
21. Notier Soto, President, Federacion de Deportes Latinoamericana.
22. Elba Tuttle, Mission Coalition Organization.
23. Twenty-Fourth Street Place, Nancy Nielsen.
24. Rodolfo Vasquez, Chairman of the Board, Mission Model Neighborhood Corporation.

Note: MHDC received verbal comments on the schematic drawings of the proposed parks from Nos. 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 19, 20, 22, 23 and 24 in the above list.

Written comment on the schematic drawings were received from No. 4 in the above list.

CHAPTER IV

C O M M U N I T Y S E R V I C E S

Appendices

Appendix A

Mission District Schools and Educational Facilities

Part I - Schools

E = Elementary J.H. = Junior High H.S. = High School

A. Inner Mission District

a. Public

1. Marshall Annex (E),
   Alvarado (E) during earthquake-proofing
   1950 Mission Street, 626-8225

2. Marshall (E),
   1375 - 15th Street, 621-1371

3. Samuel Gompers (HS),
   110 Bartlett Street, 648-8080

4. Horace Mann (JH),
   3351 - 23rd Street, 647-3133

5. Hawthorne (E),
   825 Shoatwell Street, 824-0896

6. John O'Connell (HS-Vocational),
   2905 - 21st Street, 648-1326

7. Bryant (E),
   2445 Bryant Street, 647-4959

8. Sunshine (For Handicapped),
   2730 Bryant Street, 647-1516

9. St. Peter's (E),
   1266 Florida Street, 647-8662

b. Parochial

10. Immaculate Conception Academy,
    (HS-Girls),
    3625 - 24th Street, 824-2052

11. St. James (E),
    321 Fair Oaks Street, 647-8972

12. St. John's Lutheran School (E),
    1050 South Van Ness Avenue, 824-8234

13. St. Charles (E),
    3250 - 18th Street, 861-7652

14. Notre Dame (E and HS - Girls),
    347 Dolores Street, 552-3590, 621-3610

15. San Francisco Christian School (E),
    65 Dorland, 863-8221

c. Private

16. Cogswell Polytechnical College (Vocational),
3000 Folsom Street, 647-1473

17. California School of Professional Psychology,
480 Potrero Avenue, 864-3100

B. Near Inner Mission District
(Substantially serving IM school-age population)

a. Public

18. Sanchez (E),
625 Holloway Avenue, 587-1877

19. Everett (JH),
450 Church Street, 863-6113

20. Mission (HS),
Dolores and 18th Streets, 731-8100

21. Edison (E),
3531 - 22nd Street, 826-1410

22. Le Conte (E),
Army and Harrison, 586-6408

23. Buena Vista (E),
2641 - 25th Street, 824-1839

24. Buena Vista Annex (E),
1225 Shotwell Street, 824-2048

25. Potrero Hill (JH),
655 De Haro, 647-1011

25a. James Lick (JH),
Clipper and Sanchez, 648-8080

26. J. Eugene McAteer (HS),
555 Portola Drive, 824-6001

b. Parochial

27. St. Anthony's (E),
299 Precita Avenue, 648-2008

28. Immaculate Conception (E),
1550 Treat Avenue, 824-6860

29. St. Paul's (HS),
317 - 29th Street, 648-5321

30. St. Paul's (Intermediate),
1660 Church Street, 648-2055

31. St. Paul's (E),
300 Valley, 647-2111

31a. Mission Dolores (E),
16th and Church, 861-7673

Part II - Other Educational Facilities, Inner Mission

32. Far West Laboratory for Educational Research
and Development,
1855 Folsom Street, San Francisco, 563-3000

33. OBECA/Arriba Juntos,
2940 - 16th Street, Room 104, 863-9307

34. LULAC (League of United Latin American Citizens),
S. F. Council No. 2008, 2183 Mission St., 864-0562

35. Mission Rebels in Action,
674 South Van Ness Avenue, 431-2226

36. Mission Language and Vocational School,
2929 - 19th Street, 647-3650

37. Horizons Unlimited,
3001 - 22nd Street, 285-2171

38. La Raza Information Center,
3174 - 24th Street, 826-5855

39. Colegio de la Mision (LULAC),
Samuel Gompers High School,
22nd and Bartlett

40. Mission Education (Spanish Bilingual) Center,
Unified School District,
Jamestown, 180 Fair Oaks, 826-8330

41. Unified School District,
Information Center, Mission District (Zone 3),
337 Valencia Street, 864-3303

42. Mission Reading Clinic,
3391 - 16th Street, 626-8182

43. Roman Catholic Archdiocese of San Francisco,
Department of Education,
443 Church Street, 552-3620

Appendix B

Schools To Be Earthquake-Proofed, Mission District*

A. Inner Mission District

1. Marshall Annex (E) - 11 classrooms - 1-story modules $147,000 1973 (temporary).

2. Marshall (E) - 16 classrooms - Reconstruction $209,000 1975-76.

3. Horace Mann (JH) 42 classrooms -Reconstruction $900,000 1974-75

4. Hawthorne (E) - 23 classrooms - Reconstruction $480,000 1974-75

5. Bryant - 18 classrooms - 2-story modules and 4 support units - $990,000 1976-77

B. Near Inner Mission (Serving its school-age population)

1. Sanchez - 27 classrooms - Reconstruction $747,000 1973-74

2. Everett - 53 classrooms - Reconstruction $720,000 1974-76

3. Mission-89 classrooms - Reconstruction $1,909,000 (West Wing) 1973-75

4. Edison - 31 classrooms - Reconstruction $630,000 1974-75

5. Le Conte - 24 classrooms - Reconstruction $321,000 1973-74

* Stephen P. Morena, Superintendent of Schools, and San Francisco Board of Education, Superintendent's 1973 Board Proposal. San Francisco Unified School District, May 1973.

Appendix C

SECONDARY SCHOOL BOUNDARIES

MISSION DISTRICT SCHOOLS

SAN FRANCISCO UNIFIED SCHOOL DISTRICT

March, 1974

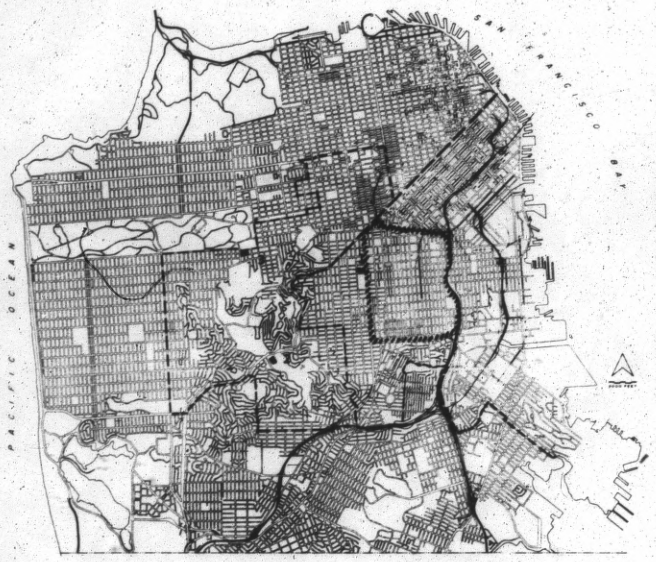

Figure 1 - Senior High School Boundaries - Mission District
March, 1974*

- - - - - School Boundaries
////////// Inner Mission District Boundary

Schools
1. Mission High School.
2. J. Eugene McAteer High School.
3. Polytechnic High School - in McAteer area - temporary site of Mission High School - September, 1973 - September, 1974.

* Information courtesy of: Office of Desegregation, San Francisco Unified School District.

Appendix C,
Community Services,
Mission Plan

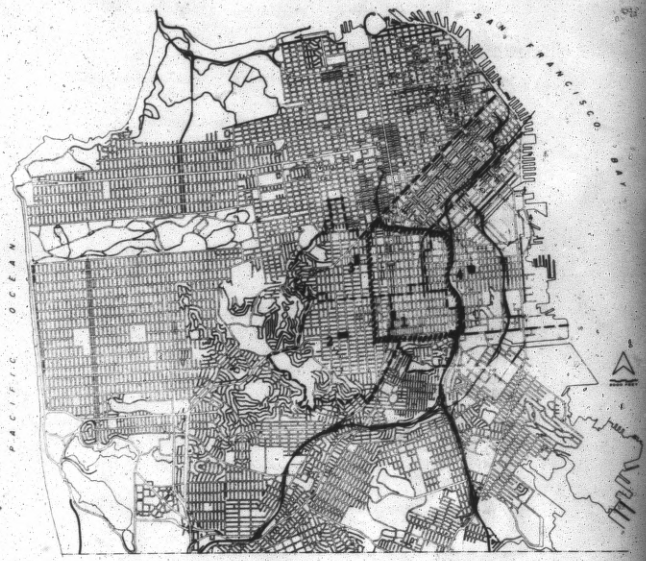

Figure 2 - Junior High School Boundaries - Mission District
March, 1974*

- - - - - School Boundaries
////////// Inner Mission District Boundary

Schools
1. Horace Mann Junior High School.
2. James Lick Junior High School.
3. Everett Junior High School.
4. Potrero Hill Junior High School.

* Information courtesy of: Office of Desegregation, San Francisco Unified School District.

Appendix D

PART I*

NATIONAL GRADE EQUIVALENTS AT THE 75th, 50th, and 25th PERCENTILES FOR SCORE DISTRIBUTIONS OF PRIMARY SCHOOLS ON STATE TESTS

Cooperative Primary Tests, Administered in May 1973, Grade One (AGP 1.8) and Grade Three (AGP 3.8)

	GRADE ONE READING		GRADE THREE READING		GRADE THREE MATHEMATICS	GRADE THREE WRITING SKILLS
	% Tested		% Tested			
DISTRICT	94.0		93.7			
75th%ile		2.1		3.9	4.3	4.0
50th%ile		1.8		3.1	3.5	3.1
25th%ile		1.5		2.4	2.7	2.3
BRYANT	95.7		100.0			
75th%ile		1.8		3.7	3.9	3.6
50th%ile		1.7		3.1	3.1	2.9
25th%ile		1.5		2.7	2.5	2.3
B. VISTA	90.8		85.5			
75th%ile		1.8		3.4	4.3	3.1
50th%ile		1.7		2.7	3.3	2.5
25th%ile		1.1		2.1	2.2	2.1

* Testing and Program Evaluation Division (Director Harold L. Weeks), USD "Standarized Test Report, 1972-73", pp. 20, 22, 24, 25.

Appendix D

PART I*, continued

	GRADE ONE READING		GRADE THREE READING		GRADE THREE MATHEMATICS	GRADE THREE WRITING SKILLS
	% Tested		% Tested			
MARSHALL	67.5		92.9			
75th%ile		1.9		3.2	3.9	3.2
50th%ile		1.7		2.5	2.9	2.4
25th%ile		1.5		1.9	2.2	2
HAWTHORNE	84.1		88.7			
75th%ile		1.9		3.5	4.3	3.8
50th%ile		1.7		2.8	3.4	2.9
25th%ile		1.5		2.2	2.4	2.2
SANCHEZ	100.0		93.2			
75th%ile		2.3		3.7	4.3	3.5
50th%ile		1.7		3.1	3.4	2.9
25th%ile		1.4		2.4	2.8	2.2

* Testing and Program Evaluation Division (Director Harold L. Weeks), USD "Standarized Test Report, 1972-73", pp. 20, 22, 24, 25.

Appendix D

PART II*

NATIONAL GRADE EQUIVALENTS AT THE 75th, 50th, and 25th PERCENTILES FOR SCORES DISTRIBUTIONS OF GRADE SIX PUPILS ON STATE TESTS

Lorge-Thorndike Intelligence Test, Level D. Form 1, Verbal Battery, and Comprehensive Tests of Basic Skills, Level 2 Form Q, Administered in October 1972 Grade Six (APG 6.1)

	Per Cent Tested in Read.	Verbal Intel. Quotient	Reading All Tests	Language All Tests	Arithmetic All Tests	Composite Total
DISTRICT	92.6					
75th%ile		102.19	6.6	6.5	6.4	6.3
50th%ile		91.43	5.0	5.0	5.2	5.0
25th%ile		82.54	3.7	3.6	4.2	4.0
BUENA VISTA	89.1					
75th%ile		92.33	5.1	5.0	5.4	5.0
50th%ile		85.07	4.1	3.8	4.6	4.2
25th%ile		79.67	3.2	2.9	3.8	3.5
EDISON	91.4					
75th%ile		100.86	6.0	6.1	5.9	6.1
50th%ile		90.17	4.6	4.6	4.9	4.6
25th%ile		80.75	3.8	3.4	4.1	4.0

* Testing Division, USD, "Standardized Test Report, 1972-73", pp. 33, 34, 36.

Appendix D.

PART II*, continued

	Per Cent Tested in Read.	Verbal Intel. Quotient	Reading All Tests	Language All Tests	Arithmetic All Tests	Composite Total
LECONTE	94.8					
75th%ile		100.40	6.0	5.9	5.9	5.9
50th%ile		89.77	4.6	4.5	4.9	4.6
25th%ile		80.80	3.4	3.3	4.1	3.7

* Testing Division, USD, "Standardized Test Report, 1972-73", pp. 33, 34, 36.

Appendix D.

PART III*

NATIONAL GRADE EQUIVALENTS AT THE 75th, 50th, and 25th PERCENTILES FOR SCORE DISTRIBUTIONS OF JUNIOR HIGH SCHOOLS, GRADE LOW EIGHT

Comprehensive Tests of Basic Skills, Level 3 Form Q. Administered in October 1972, Grade Low Eight (AGP 8.1)

	Percent Tested in Reading	Reading All Tests	Arithmetic All Tests
DISTRICT	81.0		
75th%ile		8.8	8.9
50th%ile		6.6	6.8
25th%ile		4.9	5.2
EVERETT	76.1		
75th%ile		6.9	6.4
50th%ile		5.2	5.2
25th%ile		4.2	4.4
H. MANN	83.8		
75th%ile		7.2	7.7
50th%ile		5.4	6.2
25th%ile		4.2	5.1

* Testing Division, USD, "Standardized Test Report, 1972-73", pp. 38, 39.

Appendix D.

PART III*, continued

	Percent Tested in Reading	Reading All Tests	Arithmetic All Tests
J. LICK	93.6		
75th%ile		8.5	8.3
50th%ile		7.0	6.5
25th%ile		5.2	5.4
POTRERO HILL	79.3		
75th%ile		7.4	7.1
50th%ile		5.8	5.8
25th%ile		4.0	4.5

* Testing Division, USD, "Standardized Test Report, 1972-73", pp. 38, 39.

Appendix D.

PART IV*

NATIONAL GRADE OR PERCENTILE EQUIVALENTS AT THE 75th, 50th, and 25th PERCENTILES FOR SCORE DISTRIBUTIONS OF SENIOR HIGH SCHOOLS

Grade Low Twelve ("At Grade Median" - 50th%ile)

	Lorge-Thorn.-GI VERBAL Intell. Quotient	Iowa Tests of Educational Development: CORRECT EXPRESS	SPELL-ING	QUANT. THINK-ING	READ. SOCIAL STUDIES.	Percent Tested
		GRADE LOW TWELVE				
DISTRICT						
75th%ile	104.5	54	81	74	58	83.9
50th%ile	92.8	33	47	42	39	
25th%ile	79.4	14	26	20	14	
MISSION						
75th%ile	95.4	27	55	42	43	84.6
50th%ile	83.2	14	33	25	19	
25th%ile	75.3	4	20	12	7	
McATEER						
75th%ile	89.0	27	72	37	39	74.3
50th%ile	77.5	14	33	20	14	
25th%ile	64.0	4	20	8	7	
LOWELL						
75th%ile	120.7	84	95	92	87	95.8
50th%ile	111.0	67	81	82	63	
25th%ile	100.9	47	55	58	48	

* Testing Division, USD, "Standardized Test Report, 1972-73", p.40.

APPENDIX D

PART V

Reading Levels - Grades 1 and 6 - Spanish-Speaking/Spanish Surname, Filipinos, All Students.

		Zone III	Zone IV	Total-District (All 7 Zones)
		READING - GRADE 1.		
Spanish-Speaking/ Surname	Number Tested (No.)	262	185	739
	Median Grade Equivalent (M.G.E.)	1.7	1.7	1.7
	% Students W. Low. 25% in Scores (Lowest Quarter)	45%	39%	44%
Filipino	No.	104	81	475
	M.G.E.	1.8	1.8	1.8
	Lowest Quarter	36%	23%	27%
Total (Above & Others)	No.	1055	829	5,284
	M.G.E.	1.7	1.7	1.8
	Lowest Quarter	39%	42%	35%
		READING - GRADE 6.		
Spanish-Speaking/ Surname	No.	219	166	621
	M.G.E.	4.1	4.6	4.5
	Lowest Quarter	63%	52%	54%
Filipino	No.	71	54	370
	M.G.E.	4.6	4.6	5.0
	Lowest Quarter	54%	50%	40%
Total (Above & Others)	No.	931	766	5,245
	M.G.E.	4.6	4.6	5.0
	Lowest Quarter	51%	50%	42%

*Testing and Program Evaluation Division, USD, "Supplement to Standardized Test Report, 1972-73," pp. 16, 23.

APPENDIX E

STUDENT "KNOWN DROPOUTS"[1]

S.F. Unified School District and Mission District Secondary Schools.

Senior High Schools[2]
San Francisco Unified School District

1971-72		1972-73		Change
Number	%	Number	%	%
1,191	6.0	1,273	6.6	+.6

M=Male
F=Female

MISSION SENIOR HIGH SCHOOL, 1972-73 School Year[3]											
Spanish-Speaking				Other White				Flipino			
M		F		M		F		M		F	
65	12.5%	42	9.4%	29	10.7%	17	6.4%	12	9.5%	11	7.8%

Total			
M		F	
165	12.3	108	8.8

SAMUEL GOMPERS SENIOR HIGH SCHOOL, 1972-73 School Year.[4]											
M		F		M		F		M		F	
23	14.4%	14	7.8%	16	23.2%	8	19%	5	8.8	2	2.3%

Total			
M		F	
91	18%	41	8.5

J. EUGENE McATEER SENIOR HIGH SCHOOL, 1972-73 School Year[5]											
M		F		M		F		M		F	
0	0%	2	18.2%	7	3.9%	4	2.4%	2	4.9%	1	4.5%

Total			
M		F	
20	4.3%	9	2.1

JOHN O'CONNELL TECHNICAL AND VOCATIONAL HIGH SCHOOL - droup-out rate for all ethnic groups (Males - 1.7%; Females - 1.4%), is below USD average. No statistics are available for 1972-73 for dropout rates at USD junior high schools.

1 Source: "Student "Known Droupouts" and "Left Without Transfers," Senior High Schools, School Year 1972-73", San Francisco Unified School District, Division of Administrative Statistical Research, Yvan O. Johnson, Director, July, 1973.
Student "Known Dropouts" include the following:
a. "Reached 18" - no longer required to attend school.
b. "Were exempted - did not return" - exemptions requested by parents or guardians.
c. "Expelled" - by Board of Education for indefinite time.
d. "Did not graduate" - and reached 18.
"Left Without Transfers" are counted separately from Dropouts; figures for them not given in Appendix because USD presumes that large percentage of such students under 18, will re-enter schools in other districts.

2 "Student 'Known Dropouts', 1972-73", Table 1a, p.3.

3 Dropouts, 1972-73, SFUSD, Table 10, pp. 22-23.

APPENDIX E, continued

4 Dropouts, 1972-73, SFUSD, Table 14, pp. 30-31. In Sept., 1973, the Samuel Gompers 11th and 10th grades moved permanently to J. Eugene McAteer H.S.

5 Dropouts, 1973-73, SFUSD, Table 7, pp. 16-17. During the second year 1972-73, J. Eugene McAteer H.S. was in its first year and running at only half capacity. The Gompers figures above give a better idea of the 1973-74 dropouts situation at McAteer.

Appendix F - Part I

SPANISH BILINGUAL EDUCATION*

Program Expansion - Estimated

San Francisco Unified School District December 13, 1973

* Reprinted with permission of: Spanish Bilingual Education Program Director, Elmer Gallegos; S.F. Unified School District, March, 1974.

	1971			1972			1973		
ELEMENTARY	STUDENTS	TEACHERS	PARAPROF.	STUDENTS	TEACHERS	PARAPROF.	STUDENTS	TEACHERS	PARAPROF.
District Bilingual/Bicultural	216	10	6	315	16	5	358	18	20
Title VII Bilingual/Bicultural	239	11	10	200	8	8	210	9	5
E S L Pull-Out	70	1	0	222	5	0	420	10	0
E E A E S A P	47	3	0	37	2	0	-	-	-
M E P				205	7	5	?	?	0
E S A A							61	3	0
A B 2284									7

Appendix F - Part I, continued

Spanish Bilingual Education

	1971			1972			1973		
ELEMENTARY	STUDENTS	TEACHERS	PARAPROF.	STUDENTS	TEACHERS	PARAPROF.	STUDENTS	TEACHERS	PARAPROF.
T O T A L	572	24	16	979	38	28	1,049	40	32
JUNIOR HIGH SCHOOL									
Bilingual/S O L	295	11	2	327	15	4	418	18	5
SENIOR HIGH SCHOOL									
Bilingual	-	-	-	56	1	1	117	2	1
G R A N D T O T A L	867	35	18	1,362	54	33	1,584	60	38

Appendix F - Part II.

Spanish ESL/Bilingual Education

San Francisco Unified School District

December 1973

Classes by Schools*

	ESL (English as a Second Language)	ESL-Pullout	Bilingual/Bicultural	SOL (Speakers of other Languages)
Elementary				
Zone III				
Alvarado			1	
Douglas	1			
Buena Vista**	1		4	
Edison**		1		
Hawthorne**	1		4	
John Muir			1	
Marshall**	2		3	
Patrick Henry	1/2 time			
Sir Francis Drake	1/2 time			
I.M. Scott		1/2 time		
Daniel Webster		1/2 time		
Starr King		1		
Washington Irving			2	
Zone VI				
Burnett			1	
Diamond Heights			1	
Glen Park			2	
Junipero Serra			4	
LeConte**	1			
Zone V				
Hillcrest			1	
Visitation Valley		1		
Zone VII				
Columbus			1	
Sanchez**			3	
Secondary				
Everett J.H.**			3	
Hoover	3			
Horace Mann**			4	
James Denmon J.H.	1		1	
James Lick J.H.**			2	1
Luther Burbank J.H.			2	1
J. Eugene McAteer H.S.**	9		2	

Average ESL - Bilingual/Bicultural Class Size:

Kindergarten	- 30	students
Grades 1-3	26	"
Grades 4-6	30	"

Appendix F, Part II

* Information for Appendix F, Part II: provided by Mr. Elmer Gallegos, Director, Spanish Bilingual Education Program, S.F. Unified School District, February 7, 1974.

** Schools which mainly serve residents of the Inner Mission District.

Appendix F, Part III*

Summary of Recommendations

It is recommended by the task force that the Spanish Bilingual/Bicultural Program be expanded systematically, over a period of 5 years, until it is of sufficient size to meet the need of the total latino student population of San Francisco. Specific recommendations for each school year are as follows:

1972 - 73:
1. Add 10 new bilingual classes at elementary level, funded out of formula, for a total of 32.
2. Extend high school bilingual instruction to 50 students.
3. Hire 16 new teachers and 18 new aides to staff these classes.
4. Expand the inservice program to utilize 3 resource teachers, 1 full time coordinator, 3 college classes.
5. Develop bilingual/bicultural resource center in Title VII office.
6. Provide $13,500 for curriculum development.
7. Expand community involvement and information program.
8. District Division of Personnel develop an affirmative action program for hiring bilingual teachers and aides.

1973 - 74:
1. Add 19 new bilingual classes at elementary level, funded out of formula, for a total of 51.
2. Extend high school bilingual instruction to 112 students.
3. Hire 25 new teachers and 23 new aides to staff these classes.
4. Add another resource teacher; expand inservice workshops and classes.
5. Provide $20,000 for curriculum development.
6. Replace anglo reading specialists with qualified bilingual reading specialists in schools with predominantly bilingual populations.

* Reprinted from: "Report of the Spanish Bilingual Education Bilingual/Bicultural Planning Task Force," July, 1972; prepared by Samuel H. Henrie, Ph.D. Reprinted with permission of San Francisc Unified School District.

1974 - 75:
1. Add 16 new bilingual classes at elementary level, funded out of formula, for a total of 67.
2. Extend high school bilingual instructions to 175 students.
3. Hire 20 new teachers and 18 new aides to staff these classes.
4. Add another resource teacher (5 total); expand inservice workshops, and classes for credit.
5. District take over funding of Spanish Bilingual/Bicultural Resource Center as Title VII support terminates.
6. Provide $27,000 for curriculum development.

1975 - 76:
1. Add 10 new bilingual classes at elementary level, funded out of formula, for a total of 77.
2. Extend high school bilingual instruction to 237 students.
3. Hire 15 new teachers and 13 new aides to staff these classes.
4. Add a resource teacher (6 total) and a 1/2 time inservice - 1/2 time curriculum coordinator; expand inservice classes and workshops.
5. Provide $31,000 for curriculum development.
6. Delegate supervision duties for Junior and Senior High school to an assistant supervisor.

1976 - 77:
1. Add 14 new bilingual classes at elementary level, funded out of formula, for a total of 91.
2. Extend high school bilingual instruction to 300 students.
3. Hire 20 new teachers and 19 new aides to staff these classes.
4. Add 2 new resource teachers (8 total) and a 1/2 time coordinator of inservice: expand inservice workshops and classes for credit.
5. Provide $36,000 for curriculum development.

Appendix G - Part I.

SUMMARY OF PROGRAMS OF

MISSION EDUCATION PROJECT (MEP), MISSION MODEL CITIES.[1]
Terminated in July, 1974.

		Projected Capacity	Present Capacity March, 1973
Program:	Bilingual Classrooms		
	Number	13	8
	Impact	260 children	150-160 children
	Employment	11 paraprofessionals	6 paraprofessionals
		13 teachers	8 teachers
Program:	Inservice Workshop and Training This program has not been implemented.		
	Number	Unspecified	
	Impact	1,000 parents, community & school staff	
	Employment	Unspecified	
Program:	Equipment and Cultural Center		
	Number	1	1
	Impact	27 schools & unspecified number of comm. groups	27 schools & 19 community organizations.
Program:	Tutorial		
	Number	6 schools	6 schools
	Impact	1,000 children (800 testing; 200 1-to-1 tutorial)	300 in one-to-one tutorial
	Employment	6 liaison 40 parent tutors 40 high school students	6 liaison 31 parent tutors
Program:	Recreation		
	Number	Unspecified	11 Summer, 9 school yr.
	Impact	1,200 children	500-700 (school year)
	Employment	9 parent supervisors	9 parent supervisors
		30 high school students	23 high school students
Program:	Work-Study		
	Number	Unspecified	140 summer (total)
	Impact	150 college students	90 school year (total)

[1] Summary of Programs, from p. 3 of "Assessment of Mission Education Project, Second Action year", by Victor Von Schlegell, Stanford Community Development Study, April 4, 1973, submitted through MMNC Director, Joan Moulton, and staff, Flor de Maria Crane, Adrianna Gross, Gary Lozada.

Appendix G, Part I.

		Projected Capacity	Present Capacity March, 1973
Program:	Mission Reading Clinic (Operating at least until June, 1974.)		
	Number	1	1
	Impact	1,800	325
	Employment	11 staff	11 staff
Program:	Career Opportunities Program		
	Operated by SFUSD; MEP stipend support		

Appendix G - Part II

EVALUATION SUMMARY OF MISSION EDUCATION PROJECT
April 1973.[1]

Program	Pros	Cons
Overall	1. Specific programs (see below) generally successful. 2. Mission District residents hired through Mission Hiring Hall.	1. Parental/Community Participation in public education and needs assessment by schools not increased significantly. 2. Delays in equipment distribution. 3. Frequent staff turnover. 4. Some lack of cooperation from SFUSD.
Bilingual Classrooms	1. Served 150-160 Spanish-speaking children. 2. Small class size (15-20 students)-goal. 3. MEP teachers had good rapport with students and school staffs.	1. Lack of visual & programmatic emphases on multicultural backgrounds. 2. School principals felt excluded from MEP hiring process. 3. Program start-up delays.
Cultural & Equipment Center	1. Served many public and private schools and community with books, films, video equipment not available in schools. 2. Increased communications between artists and community. 3. Increased multicultural education.	1. Lack of publicity in schools on Center & its resources. 2. Reduced funds & reduced use of Center-sponsored artists in schools. 3. Overly complex borrowing procedures. 4. More emphasis on lending resources to community groups than to schools.
Tutorial	1. Excellent rapport between students, tutors, parents & school staff. 2. Helped diagnose & correct many learning problems. 3. Tutors more involved in regular school affairs	1. School staff not involved in tutorial staff hiring. 2. Principals still believed other programs like ESL more helpful than tutoring for language difficulties.
Recreation	1. Regular organized activities offered. 2. Good rapport with children.	1. Summer program partial disintegration and slow after school program start-up. 2. Lack of equipment-SFUSD ordering delays. 3. Irregular supervision by some site monitors.
Work-Study	1. Increased financial aid and career preparation of Mission District college students. 2. Provided extra help for Mission Community Service organizations.	1. Start up delays (uncertain Federal funding, Model Cities Agency & Mayor's sign-off procedure, S.F. City College.

Appendix G, Part II

Program	Pros	Cons
Mission Reading Clinic	1. Regular cooperation with teachers, to discuss specific children and compare teaching methods. 2. Frequent parental involvement. 3. Increased reading levels quickly & substantialy.	1. High cost/child - buy justified by individualized, remedial teaching methods and general learning improvement obtained by students, and indirect service through regular school teachers to many more students.

Evaluation Summary of Mission Education Project, April, 1973, summarized by Gregory Montes, MHDC Planner, from pp. 1-29 of "Assessment of Mission Education Project, Second Action Year", by Victor von Schlegell, Stanford Community Development Study, April 4, 1973, submitted through MHDC Director, Ramon Barbieri, to MEP Director Joan Moulton and staff Flor de Maria Crane, Adriana Gross, Gary Lozada.

Appendix H

WAITING LISTS - MISSION DISTRICT CATHOLIC SCHOOLS

1972 - 1973[1]

E= Elementary HS= High School

St. Paul's (E) - 40

St. Charles's (E) - No Statistics Available

St. Anthony's (E) - 48

St. James (E) - 34

Immaculate Conception (E) - 160

Nore Dame (E - HS) - 171

Mission Dolores (E) - 7

St. Peter's - 20

Total 480 students.

1 Information provided by: Father Tom Riley, Assistant Superintendent of Catholic Schools, Planning and Evaluation, Archdiocese of San Francisco, February, 1974.

Appendix I.

SPACE AVAILABLE AT FAR WEST LABS*

The Far West Laboratory for Educational Research and Development, 1855 Folsom St., ph. 565-3000, is located in a renovated, 6 story, brick-and-steel building which the Far West Laboratory non-profit corporation bought in 1969 with a grant from the U.S. Office of Education (HEW). The earthquake-proof building has 300,000 gross square feet. Most of floors 5 and 6 are now occupied by Far West Laboratory. At present, floors 2,3, and 4 (ca. 140,000 sq. ft. total) are not fully developed but can be leased long-term or sold as condominium space. The unoccupied parts of floors 1, 5 and 6 can be leased on medium-length terms (5 to 8 years) to organizations involved in educational research or regular teaching. The unoccupied parts (ca. 45,000 sq. ft.) of floors 1, 5 and 6 presently cost about $14/sq.ft. to finish and floors 2,3 and 4 cost about $20/sq.ft. The latter require not only carpeting, lighting and partitions, but also air conditioning ducts. FWL will lease space to profit-making organization at $61/sq.ft. per year and to non-profit groups at $31/sq.ft. The leasors of FWL unfinished floor areas, must install the needed improvements themselves and that investment goes toware the rent. At FWL there are also about 5,000 sq.ft. of "occasional space" within the finished parts of the building which can be leased short-term (less than 5 years) to organizations compatible with FWL activities. Interested persons or organizations should contact FWL Director John Hemphill, ph. 565-3115.

The ground floor of FWL contains one meeting room with a capacity for 200 people and four seminar rooms for 25 to 30 people each. The five rooms are available free to Mission Community organizations. If interested, contact the building Manager and Director of Administrative Services, FWL 1855 Folsom St., ph. 565-3059. The meeting rooms are popular and must be reserved well in advance.

Far West Labs operates on profits from its educational research services and from National Institute of Education grants. The grants are diminishing at present. FWL sells books, pamphlets, films, course and other materials on innovative education, throughout three Western states, Hawaii and Pacific Island trust territories of the United States.

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* Information from: Letter of 11/21/73 from George P. Rusteika, Associate Laboratory Director, Far West Laboratory for Education Research and Development, to Gregory Montes, MHDC Planner; Interview of Elba Tuttle, Director, Recruitment and Hiring, 11/8/73; Telephone interview of McKinsey Nobles, Associate Director, FWL, 2/7/74.

Appendix J.

MISSION DISTRICT CHILDCARE AND HEADSTART CENTER AND OFFICES

A. Inner Mission District

	Location	Operating Agency	Hours, Ages, No. of Children.
1.	22 Shotwell, (not open yet)	Mission Childcare Consortium	40 children (ultimate planned capacity).
2.	Childcare Center-Family Development Center Ground Floor, Far West Labs, 1855 Folsom St.	HEW	8:30 a.m. - 4:p.m. Ages 0-2, 15 children.
3.	Mission Neighborhood Center, 362 Capp St. 648-3281, 824-2626	EOC/Head Start	9:00 a.m. - 1:00 p.m. Ages 3, 6 - 6. 32 children
4.	Hawthorne Pre-Kindergarten, 825 Shotwell, 282-4419	USD	8:30 a.m-3:00 p.m. Ages 2-5 77 children
5.	854 Florida	Mission Childcare Consortium	7:00 a.m. - 6:00 p.m. Ages 2.5 - 5
6.	Extended Family Center (care for abused children; counseling for parents) 2756 24th	Mission Childcare Consortium	6:00 a.m. - 7:00 p.m. Ages 0-6 25 children
7.	1249 Alabama St. Peter's Pre-school	Mission Childcare Consortium	7:00 a.m. - 6:00 p.m. Ages 2.5 - 5, 4.9-5.9 65 children
8.	Mission Neighborhood Center 3013 24th St. 824-4236	State	a.m. 6 p.m. Ages 3-5 45 children
9.	Templo Bautista 2970 Folsom 648-3894 & 824-2626	EOC/Headstart	9:00 a.m. - 1:00 p.m. Ages 3.9-6 16 children
10.	Mission Children's Center 2950 Mission St. 647-7748	USD	7:00 a.m. - 6:00 p.m. Ages 2-5 55 children
11.	Mission Childcare Consortium, Central Office 2922 Mission St. 648-5755		
12.	Childcare Co-op 1203 Guerrero 282-0641	Parent's Co-op	8:30 a.m. - 12:00 a.m. Ages 3-6 31 children

Appendix J.

	Location	Operating Agency	Hours, Ages, No. of Children
13.	St. James's Center 1086 Guerrero 285-5757	State	a.m. - p.m. Ages 3-5 150 children
14.	EOC/Head Start & Childcare Mission Office 1044 Valencia St., 824-2626		
15.	Mission Childcare Center 870 Valencia 282-1511	State	a.m. - p.m. Ages 2-6 20 children
16.	El Buen Pastor Childcare Center (proposed) 439 Guerrero 431-4312	United Presbiterian Church	Ages 3.9-6 children
17.	St. John's Episcopal Church 1661 15th Street	EOC/Headstart	8:30 a.m. - 4:00 p.m. Ages 3-6 28 children
18.	Holy Family Day Home, 299 Dolores 861-5361	Church	All day Ages 2-12 200 children
19.	Extended Day Care Center Boys Club 21st. & Alabama	Mission Childcare Consortium	7:00 a.m. - 6:00 p.m. Ages 6-9 40 children

B. Near Inner Mission District

20.	Trinity Methodist Church 16th & Market	EOC/Headstart	8:30 a.m. - 12 noon Ages 3-6 30 children
21.	Edison Nursery 990 Church 647-8013	USD	8:50 a.m. - 3:00 p.m. Ages 2-5 60 children
22.	Iglesia Bautista 3924 24th St.	Mission Childcare Consortium	7:00 a.m. - 6:00 p.m. Ages 2.5 - 5 28 children
23.	St. Kelvin's Church 704 Cortland Ave. 648-3267	EOC/Headstart.	8:30 a.m. - 12 noon Ages 3-6 15 children
24.	Kate Kennedy School Age Center (extended day & pre-school childcare)	USD	7:00 a.m. - 6:00 p.m. Grades 1-6 children
25.	Le Conte School Age Center (extended day care), 65 Chenery, (temporarily at Fairmont school) 824-1462	USD	7:00 a.m. - 6:00 p.m. Grades 1-6 30 children

Appendix K

COMMUNITY HEALTH FACILITIES, MISSION DISTRICT

1. American National Red Cross - 3225-21st St., ph. 282-9700, 776-1500.
Disaster services, transportation for the Ill. Counseling and emergency help for military personnel, veterans and their families. Vision tests for pre-schoolers. Classes in baby care, nutrition, Spanish, swimming, and first-aid. Free.

2. Centro de Cambio - 3007-24th St., ph. 285-8868, 285-8442.
Eligibility: Everyone. Hours: Monday-Friday, 9-approximately 7 p.m., 24 hour answering service. Drop-in center, drug treatment, prevention and education, counseling, all intra-agency referrals except Methadone Maintenance. Free.

3. Centro de Salud - 22nd and Folsom Sts., ph. 285-3655.
Eligibility: primarily adults. Hours: Wed., 7 p.m. - approximately 10 p.m. General medical care; focus on preventive health and education. Free.

4. Mission Alcoholic Center - 581 Valencia St., ph. 526-0349.
Eligibility: Everyone. Hours: 24 hrs., 7 day switchboard. Drop-in center, referrals, detoxification and rehabilitation services, counseling. Free.

5. Mission Mental Health Center
Mental Health counseling, treatment, and referral for all Mission residents.
   a. Administrative Offices and Research Unit - 1665 Mission St., ph. 558-2564.
   b. Child Psychiatric Unit, Room 200 - 2940 - 16th Street, ph. 558-5671
   c. Redstone Counseling Center, Team 1, Room 200-2940 - 16th Street.
   d. Mission Day Treatment Center, Room 200 - 2940 - 16th. St.
   e. 24-Hour Emergency Service, 24-Hour and Night Hospitalization - 225 - 30th St., ph. 558-2071.

6. Mission Neighborhood Health Center - 240 Shotwell St., ph. 552-2870.
Eligibility: All Mission residents with a poverty level income according to Federal Guidelines ($4,000 or less for a family of four). Hours: Monday-Friday, 9 a.m. - 6 p.m. Funded by H.E.W. Comprehensive family health services, including a 12-chair dental service.

7. Native American Health Center - 56 Julian St., ph. 863-8111.
Eligibility: Everyone. Hours: Monday-Friday, 9 a.m. - 5 except Wednesday, 9 a.m. to 8 p.m.
General medicine, podiatry, family planning, immunizations, infant and children's clinic, food program for expectant mothers and children up to age 6. Fees: Based on ability to pay plus medical, medicare, private insurance.

8. San Francisco General Hospital - 1001 Potrero Ave., ph.-648-8200. Emergency care, medical, surgical, detoxification (drugs and alcohol), and out-patient services. Fee based on ability to pay.
   a. S.F. Department of Public Health - Mission Methadone maintenance Program, Ward 93.
   b. Family Health Center - 993 Potrero Ave., Ward 81, ph. 648-4323. Eligibility: Everyone. Hours: Monday-Wednesday & Friday - 9-5, Tuesday & Thursday - 2-9:30 p.m. Comprehensive family health services with emphasis on patient education and health promotion and maintenance.

9. St. Luke's Hospital - 3444 Army St., ph. 647-8600. Specialty Service - Emergency Ward: O.D. (overdose) program for drug addicts.

10. San Francisco District Health Center No. 1 - 3850-17th St., ph. 558-3905.
Eligibility: All Mission residents. Hours: Monday-Friday, 8 a.m. - 5 p.m.
Emphasis on preventive health and education; family planning (pregnancy testing and counseling); dental clinic for children, ages 3-13; immunizations.

Appendix L - RECENT HEALTH STUDIES AND RESULTS FOR THE INNER MISSION

Studies Surveyed

Major Health Recommendations for the Mission	S.F. Public Health Nurse Survey 70-71	*Stanford Mission District Health Service Study'71	Mission Model Cities Creative Health Proposal 71-72	M.M.C. Health Task F. '72	S.F.**Comprehensive Health Planning Councils Study on S.F.G.H. '72	S.F. CHPC.'73 Plan for Health - Mission	'72-73 Mission Mental Health Center Annual Report	Health Policy Advisry Center Health Pac'73	Dist. Health Center #1 Annual Report 8/72 - 8/73	1971	1972	1973
Need for Preventive Health & Educ.	X	X	X	X	X	X	X		X	Mission Possible: St. Luke's	—	1. Centro Salud: Focusing on Primary care 2. Family Health Clinic S.F.G.H.
Lack of info. Regarding: Existing Care & Eligibility Requirements			X	X		X		X		—		3. Latino Clinic 4. Comprehensive program - youthful parent
Need for Coordination of Existing Hlth. Services		X	X	X		X		X		—	—	—
Preventive Dentistry Needs	X	X	X	X		X			X	—	—	—
Increased Employment of Mission Residents in the Health Care Field				X			X			?	Lost funding for Community Training Course at Mission Neigh. Hlth Center	
Need for Licensure of out of state Health Professionals			X			X				—	—	—
Need for total Drug Services & Increased Alcohol Services			X	X		X	X			Establishment of overdose programs-drug addicts. St. Lukes Hosp.		Possible service increase

Appendix L

* Mission District Health Services 2nd Chapter of Comprehensive Study of Mission District by faculty, students of Stanford University and M.C.O., September 15, 1971.

** San Francisco plan for Health, San Francisco Comprehensive Health Planning Council, 1973, p.p. 17-19.

Appendix M

MISSION ARTS COUNCIL - MEMBER ORGANIZATIONS
December 1973

1. Casa Hispana de FRC (Fondo de Recursos Culturales), 362 Capp Street, 647-8555.

   a. Casa Hispana de Bellas Artes.
   b. Alba Productions.
   c. Casa Editorial.
   d. Latin Art Youth Workshops.
   e. Raza Hispanided Festivities Institute.

2. Centro Folklorico,
   P.O. Box 1133
   San Francisco, Ca. 94101,
   824-2937

3. Comunicacion Aztlan

4. Ediciones Pocho Che,
   334-6938

5. Galeria de la Raza
   2851 24 Street
   826-9922

6. Mission Art Collective,
   120 Julian Street
   824-5205

7. Mission District Musician's Workshop,
   285-6250

8. Mission Mediarts, Inc.
   2777 23rd. Street,
   647-4445

9. Mujeres Aztlan,
   647-7260

10. Nanny Goat Gallery

11. Project Artaud,
    Florida & Mariposa Streets

12. San Francisco Mime Troupe,
    855 Treat Avenue,
    285-1717

13. San Francisco Poverty Theater,
    474-6029

14. San Francisco Visual Arts Unaffiliated,
    282-7522

15. Twenty-Fourth Street Place,
    3008 24th Street,
    282-7080

16. Astra Communications,
    1065 Dolores Street,
    285-2193

Appendix N

RELIGIOUS INSTITUTIONS - INNER MISSION DISTRICT 1973.

A. Churches

1. Assemblies of God, Independent.
   a. Bethel Temple - Fellowship Hall - 1325 Valencia, ph. 647-9867.

2. Assemblies of God.
   a. Iglesia Sion - 2764 Folsom, ph. 282-3555.
   b. Mission Bethel Church - 856 Capp, ph. 282-0954.
   c. Iglesia Roca de Salvacion - 22nd (betwn. Bryant & York).

3. Baptist
   a. Great Shepherd Baptist Church - 2491 Folsom, ph. 282-4580.
   b. St. Mark's Institutional Baptist Church - 835 Valencia, ph. 647-9779.
   c. Tabernacle of Faith - 875 Valencia, ph. 648-1214.
   d. Spanish Speaking Baptist Church - 2970 Folsom, ph. 648-7949.
   e. Primera Iglesia Bautista del Sur - 976 S. Van Ness, ph. 647-1000.
   f. Emanuel Baptist Church - 23rd. St. (near Alabama).

4. Catholic, Roman.
   a. Latin American Mission Program - 2863-24th, ph. 648-7444.
   b. St. James Catholic Church - 1086 Guerrero, ph. 824-5881.
   c. St. Peter's - Alabama & 24th - ph. 282-1652.
   d. Saint Charles Catholic Church - 713 So. Van Ness Ave., ph. 824-1700.
   e. San Carlos Hall - 741 So. Van Ness.

5. Christian Science.
   a. 2nd Church - 655 Dolores, ph. 647-0521.
   b. Reading Room - 2287 Mission, ph. 647-1846.

6. Church of God.
   a. The New Testament Church of God - 3004-16th, (1661-15th (workship) rm. 306 (office). ph. 861-8886.
   b. All Nation Church of God - 3532 20th St., ph. 648-3383.

7. Church of Jesus Christ of Latter-Day Saints (Mormons).
   a. Mission Ward Bishop's Office - 3715 26th, ph. 282-5220.
      Polynesian Ward Bishop's Office,
      Spanish-American Ward Bishop's Office.

8. Covenant.
   a. First Covenant Church - 455 Dolores, ph. 431-8755.

9. Episcopal.
   a. St. John the Evangelist Episcopal Church - 1661 15th, ph. 861-1436.
   b. Holy Innocents Mission District Episcopal Church - 455 Fair Oaks, ph. 824-5142 & 824-2396.

10. Gospel of Christ.
    a. The Voice of Christ Full Gospel Church - 680 Guerrero, ph. 626-5890.
    b. Free Evangelic Church Full Gospel - 449 145h Street.

11. Jehovah's Witnesses.
    a. Mission Congregation - 1342 Alabama, ph. 824-8425.

12. Krishna Consciousness.
    a. International Society for Krishna Consciousness, Inc. Radha Krishna Temple - 455 Valencia, ph. 864-9233.

Appendix N

13. Lutheran.
    a. Ascension (Norwegian) Lutheran Church - 19th & Dolores, ph. 647-9586 & 647-9246.
    b. St. John's Lutheran Church & Day School - 3126 22nd, ph. 647-2717. Church Hall - 647-9939.
    c. St. Matthew's (German) Lutheran Church - 3281 16th, 863-6371.
    d. Trinity Lutheran Church - 722 So. Van Ness, ph. 282-6049.

14. Orthodox Eastern.
    a. The Annunciation, Greek Orthodox Cathedral - 245 Valencia, ph. 861-0057. Custodian - 863-9219.
    b. Russian Convent of Our Lady of Vladimir - 19th & Capp, ph. 824-3475.

15. Pentecostal.
    a. Apostolic Temple of San Francisco - 3459 17th, ph.861-2439.
    b. Iglesia Pentecostal, Liro de los Valles - 2902 23rd, ph. 648-9584.
    c. New Testament Church - 1234 Valencia, ph. 647-9177.

16. Presbyterian, United.
    a. El Buen Pastor Presbiteriana - Community Dev. Services - 439 Guerrero, ph. 431-1727.
    b. Metropolitan Community Church (formerly Korean Presb. Ch.) 1074 Guerrero, ph. 647-3510.
    c. Mission United Presbyterian Church - 3261 23rd, ph.647-5156.

17. Salvation Army.
    a. Mission Corps - 1156 Valencia, ph. 648-0260.

18. Seventh Day Adventist.
    a. Seventh Day Adventist Church - Latin American - 3024 24th, ph. 282-9680.
    b. Seventh Day Adventist Tabernacle - 673 Capp, ph. 647-9090.

19. Spiritualist Church.
    a. The First Spiritualist Temple - 3324 17th St.,ph. 621-0491.

B. <u>Synagogue - Jewish, Orthodox</u>

20. Congregation B'Nai David - 3535 19th St., ph. 826-2595.

C. <u>Inactive Churches?</u>

21. Chinese Community Church - 3327 17th Street.

Chapter V

TRANSPORTATION-CIRCULATION

Appendices

CHAPTER VI

URBAN ENVIRONMENT

Appendices

Appendix A

PROPOSED MISSION PROTECTED NEIGHBORHOOD PROGRAM (PNP).

Part I - Proposed PNP Improvements

Streets	Approximate Cost/Block	
Bryant & Harrison*	$25,000	On each street: Reduce 4 to 2 thru traffic lanes; widen sidewalks at intervals and install trees, benches and some play equipment at widened areas. Sidewalk trees between widened areas. Diagonal parking between widenings.
Potrero*	$25,000	Reduce from 8 to 7 lanes. Widen sidewalk at intervals; install trees and benches at widened areas. Sidewalk trees already planted. Parallel parking.
Folsom*	$25,000	Reduce 4 to 3 lanes; widen sidewalks at intervals; install trees and benches at widenings. Sidewalk trees already planted. Parallel parking.
So. Van Ness*	$20,000	Remain 4 lanes. Build 5 foot wide median strip planted with trees and bushes.
Valencia**	$20,000	Plant sidewalk trees. Parallel parking.
Guerrero**	$25,000	Same as Bryant and Harrison, except street trees already planted. Perhaps no PNP in sections and keep existing median strip with old street lamps.
19th & 23rd***	$25,000	2 thru traffic lanes, same as now; widened sidewalks at corners and in front of public places; install trees, benches in widenings; sidewalk trees between widened areas; parallel parkings.

* PNP on these streets between Army & 20th.

** PNP on these streets for full length in Mission Model Neighborhood.

*** PNP on these streets between Potrero Ave. & Dolores St. (full width of MMN). Improvements on 19th & 23rd proposed by Mission Plan in addition to original PRP request to City Planning Dept.

Appendix A - Part II

PROPOSED PNP SCHEDULE AND BUDGET

YEAR	STREETS	LOCATION	NO. OF BLOCKS	APPROX. COST
1973-74	Bryant Harrison	21st to 23rd 23rd to 25th	2 2 4	$50,000 $50,000 $100,000
1974-75	Guerrero Bryant Harrison	19th to 17th 22nd to 24th 20th to 21st 23rd to Army 25th to Army	2 2 1 3½ 1½	$50,000 $50,000 $25,000 $87,000 $37,000 $249,000
1975-76	So. Van Ness Folsom	20th to Army 20th to Army	6½ 6½	$130,000 $162,000 $292,000
1976-77	Valencia Guerrero	20th to Army 17th to Duboce	6½ 4	$130,000 $100,000 $230,000
1977-78	Valencia Guerrero	20th to Duboce 19th to 22nd 24th to Army	7 3 2½	$140,000 $75,000 $62,000 $277,000
1978-79	19th St. 23rd St.	Dolores-Mission Potrero-Mission	"3½"* "7"	$87,000 $175,000 $262,000
1979-80	19th St. 23rd St.	Mission-Folsom Mission-Dolores	"2" "3"	$50,000 $75,000 $125,000
1980-81	Potrerc	20th to Army	6½	$130,000

Estimated Grand Total
Mission Protected Neighborhood Program - $1,665,000

* Number of blocks in quotes ("--") means is approximately equal to length of that number of standard sized North-South City blocks.

Appendix B

STREET (SIDEWALK) TREES - PLANTING PROGRAMS

San Francisco*

In San Francisco there are at least 5 different ways that resi-ents can obtain "street" (sidewalk) trees to beautify their side-walks and buildings, reduce parking on sidewalks and reduce air pollution. Below we list these methods so that Mission residents and organizations will know how to obtain sidewalk trees.

1. City Trees. Every year, the City pays to plant trees on several streets throughout the City which it feels need trees. These trees are paid for by the Capital Improvements Program (see Chapt. IX, Table 41) Urban Beautification Fund (part Federal, part city), and other City funds such as the City's share of the State Gas Tax.

   Until recently, Guerrero, Folsom and Potrero were the only streets in the Mission which were planted with trees paid for by the City. However last year, 24th Street, between Mission and Potrero, and Bryant St., from 20th to Army were planted under the program. When trees are planted by the City, it pays to plant, prune and maintain them. The City does not plant trees in front of any property where the owner does not want them.

   The rather complicated application for City trees goes through the Department of City Planning which consults with the Bureau of Engineering, Dept. of Public Works (DPW), and then makes the request of the City's Capital Improvements Advisory Committee (CIAC). The planners at Model Cities Agency and MHDC, or their equivalent successors, are willing to help the Mission Community apply for City trees.

2. Summer Youth Program. For the last several summers, the Summer Youth Program, paid by the City's General Fund, has assigned young boys to help the Tree Planting Bureau of DPW to plant trees throughout the City. DPW uses SYP workers to plant trees for groups of residents who apply for them. However, residents who want SYP trees, must plan several months before the summer when they are planted. Around the end of March, residents should contact the Tree-Planting Bureau, DPW (ph. 558-4057) and ask if the SYP will be funded that summer. If so then the residents or groups should go to the Tree Planting Bureau (2323 Army St.) and get tree requests. Each resident or merchant who wants SYP tree, must sign a request. Block clubs or local civic or church groups could go from door to door to get signatures. DPW prefers to plant at least two continuous blocks, with trees at about 25 to 50 feet apart.

   The groups of signatures should be taken back to DPW by about May 15. In the past, Mission residents have not received as many SYC trees as have other neighborhoods because they have not heard of the program before summertime.

   The Mission Plan recommends that residents and groups on streets which will not be improved by the Protected Neighborhood Program (see Appendix A), try to get SYP trees. Among those streets would be Hampshire, York, Florida, Alabama, Treat, Shotwell, San Carlos and Lexington which have almost no street trees and also Capp and San Jose which are not planted in sections. (see fig. 10).

Appendix B

3. Block Club Trees. If at least 10 property-owners per block apply together to DPW for sidewalk trees and if they are willing to plant the trees themselves, they can get them at a reduced price of about $12 each.

   The City will pay for breaking the sidewalk. DPW provides information on selecting, planting and maintaining trees; on organizing tree-planting block clubs and at planting time, will send out a person to show the residents how to plant the trees.

   An organization, "Trees for the City" 740 Francisco St., S.F., ph. 775-1617, gives information on how to obtain and plant trees cheaply. San Francisco Beautiful, 120 Bush St. and 260 Green St., ph. YU6-1010, will match funds raised by school children to pay for trees to be planted around school playgrounds.

   At no charge, National Guard soldiers will help groups plant street trees. Interested groups should ask for their help, either through the Tree Planting Bureau, DPW, or directly to California Army National Guard, 1800 Mission St., ph.-431-9602 or 431-1052. ISAC (Inner Sunset Action Council) has used the National Guard services in tree-planting.

4. Institutions and Businesses. Several public institutions in the Mission District have planted sidewalk trees, especially when involved in new construction. BART planted trees and benches within one block of its stations at 16th and Mission and 24th and Mission. Far West Labs planted trees in front of its renovated building. USD, the Archidiocese of San Francisco and Mission District churches should be encouraged to plant trees in front of their buildings in the Mission where trees are now lacking.

   Some businesses in the Mission, such as Redlich's and Los Portales Professional Building have planted sidewalk trees. Recently Los Portales and other businesses organized the 2400 block of Mission St. to plant trees, and keep the sidewalks clean.

5. Expensive Trees. An individual resident can request permission of DPW to plant a tree on the sidewalk in front of his property. When only one person on a block wants a tree, the individual must pay for breaking the sidewalk, for the tree and planting it. In that case, the planted tree can cost at least $35.00. For a reasonable fee, students from the Horticultural College at San Francisco City College will plant trees for block clubs or individuals.

* Information on Tree Planting Programs in San Francisco, from: "Tree Planting Kit", Bureau of Street Cleaning and Tree Planting, Department of Public Works, San Francisco, Ca., 1972. Telephone interviews of: Mr. Brian Fewer, Division Superintendent Bureau of Street Cleaning and Tree Planting, Department of Public Works, San Francisc, February 26, 1974.

Appendix C

PROPOSED UNDERGROUNDING OF UTILITY WIRES

INNER MISSION DISTRICT 1975-1982

PART I: PROPOSED UNDERGROUNDING SCHEDULE BY YEARS

	YEAR	STREET	LOCATION	DISTANCE (feet=')	DISTANCE (miles)
1.	1975-76	16th	- Dolores to So. Van Ness	2,550'	.49 mi.
		Bryant	- 20th to 24th	2,360'	.45 mi.
				4,910'	.94 mi.
2.	1976-77	Harrison	- Army to 23rd.	2,150'	.41 mi.
		23rd.	- Potrero to Folsom	2,190'	.42 mi.
				4,340'	.83 mi.
3.	1977-78	23rd.	- Folsom to Dolores	3,180'	.61 mi.
		Bryant	- 24th to Army	1,580'	.30 mi.
				4,760'	.91 mi.
4.	1978-79	So.Van Ness	- Army to 16th.	6,210'	1.18 mi.
5.	1979-80	19th.	- Dolores to Folsom	3,180'	.61 mi.
6.	1980-81	Folsom	- Army to 20th	3,870'	.74 mi.
7.	1981-82	14th	- Mission to Dolores	1,930'	.37 mi.
		24th	- So. Van Ness to Dolores	2,550'	.49 mi.
				4,480'	.86 mi.
			Grand Total 1975-82	31,760'	6.07 mi.

Average - .87 miles/year

Appendix C - Part II

PROPOSED UNDERGROUNDING SCHEDULE BY STREETS

Street	Location	Year	Distance (feet=')	Distance (miles)
1. Bryant	20th to 24th	1975-76	2,360'	.45 mi.
	24th to Army	1977-78	1,580'	.30 mi.
			3,940'	.75 mi.
2. Harrison*	Army to 23rd	1976-77	2,150'	.41 mi.
3. Folsom	Army to 20th	1980-81	3,870'	.74 mi.
4. So. Van Ness	Army to 16th	1978-79	6,210'	1.18 mi.
5. 24th	So. Van Ness to Dolores	1981-82	2,550'	.49 mi.
6. 23rd	Potrero to Folsom	1976-77	2,190'	.42 mi.
	Folsom to Dolores	1977-78	3,180'	.61 mi.
			5,370'	1.03 mi.
7. 19th	Dolores to Folsom	1979-80	3,180'	.61 mi.
8. 16th**	Dolores to So. Van Ness	1975-76	2,550'	.49 mi.
9. 14th	Mission to Dolores	1981-82	1,930'	.37 mi.
	Grand Total	1975-82	31,750'	6.07 mi.

Average - .67 miles/street

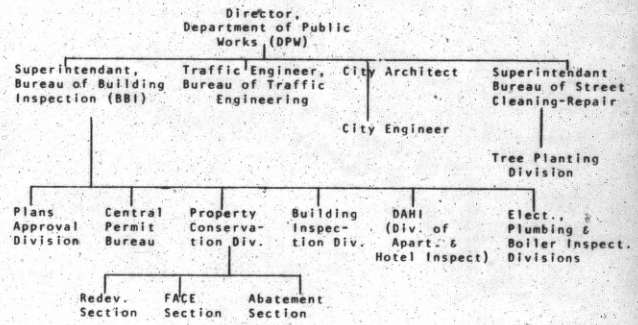
* Utility wires on Harrison St., 23rd to 20th, could be undergrounded whenever the incompatible industrial uses are removed from those blocks.

** Utility wires on 16th Street, South Van Ness to Potrero, could be undergrounded if land uses along there, change from industry to mainly public institutional and commercial uses.

Appendix D

DPW, BBI, Code Violations.

Part I - ORGANIZATION OF DEPARTMENT OF PUBLIC WORKS



Part II - BBI RESPONSIBILITIES.

1. Plans Approval Division - Check architectural plans; process construction permits; evaluate proposed new materials, construction methods, code changes.

2. Central Permit Bureau (CPB) - Issues all DPW permits for construction, alteration and demolition of all buildings, signs, streets and sidewalks; custodian for all construction plans and records for permits.

3. Building Inspection Division - Inspect construction, alteration or demolition of all buildings; inspect construction at beginning, during and the end of process. District Building Inspectors receive all complaints about the uses or conditions of properties in their districts (except FACE and Redevelopment areas, covered by Property Conservation Division).

4. DAHI - Division of Apartment and Hotel Inspection - Supposed to:
   a. Annually inspect all apartments and hotels in the City.
   b. Carry out SCEP (Systematic Code Enforcement Program) on those apartments and hotels with code violations.

   Budget cuts have reduced both DAHI operations.

5. Property Conservation Division.
   a. Inspect Redevelopment and FACE areas and potential relocation housing.
   b. Process code violation abatement orders.

Part III - BUILDING INSPECTION & CODE VIOLATION ABATEMENT (TERMINATION). CITIZEN'S GUIDE.

1. If you have a complaint about the existing use or condition of a property, call your District Building Inspector (DBI) at BBI (ph. 558-3851 or 558-3301; 450 McAllister St.). Describe the address and condition of the building.

Appendix D,
Part III,
continued

2. DBI inspects property and if he judges the complaint valid, posts 1st Warning of (Code) Violation on the property and allows 30 days to correct it.

3. If not corrected in that time, 2nd Warning of Violation is posted and one of three priority numbers is assigned to the Violation and notice is forwarded to Property Conservation Division, Abatement Section for order to stop the violation. DAHI and FACE inspectors also refer Violations to the Abatement Section.

4. Abatement Section prepares and inspects the case. City Planning Dep., Zoning Section, writes the order if Violation is against City Planning Code related to land use or zoning.

5. Hearing before the Superintendant of BBI. If the property owner will not agree at the Hearing to end the Code Violation, the Superintendant sets a date for Hearing before the Director of Public Works.

6. Hearing before DPW Director. His decision on the Code Violation and required repair or demolition, can be appealed only to the Abatement Appeals Board.

7. If the Appeals Board orders compliance and the owner still will not, DPW usually asks for a Municipal Court order against the owner, although it also has the right of direct condemnation.

8. If the owner resists the court order or does not begin the required work in the required time, the City Attorney can begin a lawsuit against the owner.

9. If the building is abandoned and the owner cannot pay for demolition, the City should pay for it through the Demolition-Repair Fund.

10. If an Abandoned building can be repaired at reasonable cost and used for housing or a community service, Mission Community groups or corporations related to those uses, might ask the City to sell or lease it at less than market-rate.

Appendix E

HOW TO GUIDE URBAN DEVELOPMENT USING SAN FRANCISCO GOVERNMENT PROCESSES.*

I. Central Permit Bureau

Know what's happening before it's too late!

A. Once a week check the log book on the counter at Central permit Bureau, 450 McAllister St. This will tell you the names, addresses, costs and locations of all developers and names of persons who have:
   a. Applied for a demolition permit.
   b. Applied for alter a building.
   c. Applied to build a new building.
   d. Applied to put up a sign.

   If you see there is a request to demolish a building, you know that something is up in your neighborhood. The Mission Inspector at Central Permits, phone 558-3301, can give you further information on a permit.

B. The person who is checking the log book, should either carry a good map of his neighborhood with him, or know the neighborhood boundaries in his mind.

C. There are other sources of information regarding construction. Often developers will come to City Planning with preliminary plans before they have actually applied for a permit. So, at the same time you check your permits once a week, stop in at Planning, 100 Larkin and check with some knowledgeable person in Zoning, and find out what's happening in your neighborhood.

D. Keep your eyes alert in your own neighborhood. Watch for "For Sale" and "Sold" signs on key pieces of property. Inquiries can always be made to the Real Estate Agent handling the property. Sales and ownership may be checked out in the Assessor's and Recorder's offices, City Hall. But remember, many rumors turn out to be unfounded, so check your information.

II. Pros and Cons of Development

Determine if your neighborhood will benefit or suffer from a particular development.

A. Community Considerations:
   After you have learned that there is a particular type of development pending, it is important for a wide spectrum of the community to determine if the developemnt is good or bad.
   Questions to be asked:
   a. Will the development provide jobs for community people either in construction or after being built?
   b. Will the development provide a place for community people to conduct business?
   c. If the development causes people to lose their homes, will the developer help in relocation?
   d. Will the development provide space for community facilities or activities? (Ex: meeting rooms and child care facilities).
   e. Will the development cause crowding, excessive traffic problems or further burden public facilities in the neighborhood?
   f. Is the development well designed?
   g. Does the development meet the various city zoning controls, including the height and bulk limits?
   h. How much public open space is provided?

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* Researched and written by Toby Levine, president, Mission Planning Council and reprinted here with her permission, from: 24th Street Workbook, (For Focus on 24th St., St. Peters Parish Hall, Alabama St., San Francisco) publ. Mission Planning Council, January, 1974.

B. Negotiations.
If it is determined that the development will be an asset, it still may be necessary to negotiate with the developer regarding the above. You can always threaten legal action (see part III below) which cost the developer time and money, if he does not co-operate. At the same time, if the proposed development is an asset, you do not want to frighten him out of the neighborhood.

C. Selected Confrontations.
If you have determined that the development will be a blight on the neighborhood, then use the tactics listed below. But remember that these devices are complicated, time-consuming, require dedication and numbers of people. Your battle cannot be won without effort. So try to keep your fights to the key battles.

III. How to influence Development

A. How to stop building demolition.
This is a difficult problem since there are few legal safeguards; no environmental impact statement is required, no public notice is necessary, and the demolition permit can be issued in as little as a half day. The procedure is to apply for a demolition permit at the Central Permit Bureau, hand-carry it to City Planning, if you are in a hurry, where it is reviewed in the zoning section (558-3301 or 558-3055); and if there are no problems, it can be approved that day. If the building to be demolished is recognized as "historic" in the book HERE TODAY, (S.F. Junior League, 1968), then the permit will not be signed immediately. Interested parties will be informed about the impending demolition. This may buy some time to save the building. However, there are a few steps that can be taken by the community.

1. Landmarks Designation.
If the neighborhood knows that a particularly fine old building dating before 1919 may be torn down, the neighborhood must:
   a. Write to Secretary, Landmarks Preservation Advisory Board, 100 Larkin, ph. 558-4091, including a picture and whatever information you have about the building and request that it be considered for landmark designation.
   b. If the case is considered to have merit, and the case is accepted, then NO DEMOLITION PERMIT WILL BE ISSUED UNTIL THE CASE IS RESOLVED, and the legislative process is completed, which will take some months.
   c. If your case is not accepted, then only the owner can appeal to the Landmarks Board.
   d. Once the case is developed and then presented to the Landmarks Board, public testimony is permitted. If the Board supports the case, demolition is prevented for a period of 6 months. This may be extended for another 6 months by the Board of Supervisors. This time allows Landmarks Board and the Neighborhood time to work with the owner and develop a solution besides demolition.

2. Previous Landmarks Designations.
Landmarks status might be requested for historic buildings in threatened areas, for example, those close to BART stations or in commercial zones.

B. Environmental Impact Reports (EIR's)
All new commercial buildings which will hold more than 20 persons and all new dwellings of 5 or more units may have to have an environmental impact report, depending on the staff recommendations at City Planning. This report evaluates the effects of the development on the environment.

1. Registration.
The developer must first fill out an Environmental Evaluation form. It is filed with zoning sections, City Planning; 100 Larkin, 558-3663, for review. A list of all development under review is kept at Zoning and is posted for the public at the City Planning Department. The Department will also inform NEIGHBORHOOD GROUPS about developments being reviewed if they so request.

2. Review.
During this review time, anywhere from 5 days to two weeks, interested people from the neighborhood should call, write or visit City Planning and express their views on the development.

3. Declaration.
Once the department finishes the review, it may find that the project COULD NOT have a significant impact, and that a negative declaration will be prepared by the Department of City Planning. This finding will be published immediately in the Friday EXAMINER.

4. Appeal.
If the Department's findings are unsatisfactory to the neighborhood, the neighborhood may file an appeal regarding the decision. The appeal must be filed with the City Planning Commission within 10 days of the appearance of the notice in the Friday Examiner, and costs $25.00. The appeal must be heard before the Commission within 20 days, and public testimony is included.

If there is significant opposition to the development, the City Planning Commission will require that the developer prepare an Environmental Impact Report, which will cost the developer a minimum of $150, and considerable time. WHENEVER there is an appeal of a Planning Department decision by the neighborhoods, there must also be an announcement to this effect in the FRIDAY EXAMINER.

5. Department Request.
If the Department finds that the development MAY have a significant effect on the environment, then the developer will also have to file an Environmental Impact Report, and this will cost the same as mentioned in 4., and will also mean a public hearing before the Planning Commission. A notice regarding the EIR will also be posted in the Friday EXAMINER as well as in front of the property concerned.

6. Final Statement.
When the EIR is completed and the City Planning Commission has had its final hearing, they will finally certify the report as complete and will state whether the development will have a significant effect on the environment.

7. Discretionary Review.
If the neighborhoods are still dissatisfied with the decision of the City Planning Commission concerning the EIR, there is no further appeal at this time. However, the neighborhoods may request that the Planning Commission use its power of Discretionary Review and consider denying the building permit to the developer. For further information on Discretionary Review see C below.

8. EIR Purpose.
The EIR hearings do not in themselves stop any development, but they do give the public an opportunity to have its views heard, and also can persuade the developer to change or modify his plans.

C. Discretionary Review.
The City Planning Commission has the right to take any potential development into consideration under the power of Discretionary Review and ultimately deny a building permit to that development. This hearing is public and public testimony is permitted. There are several steps:

1. Request.
The request for Discretionary Review must be made directly to the City Planning Commission BEFORE the building permit is issued. This means that you have a minimum of 10 days between the time that the permit is applied for in Central Permit and the day it is approved. Of course, some permit approvals take much, much longer. This is why it is important to check the Central Log Book once a week. The request for Discretionary Review will hold up the issuance of the permit UNTIL THE CASE IS RESOLVED.
2. Staff Report.
Once the Commission has received the request, it will ask the staff to investigate and report on the problem. The staff, in turn, must be willing to investigate. If the staff makes a positive finding, there will be a public hearing.
3. Community Opinion.
Again, while the staff is making its investigation, it is important for the community to state its ideas, by writing, calling, but mainly appearing in person and talking with the staff.
4. Hearing.
If at the public hearing, the City Planning Commission supports the neighborhood and denies the building permit, the developer can still appeal to the Board of Permit Appeals, which can then over-turn the City Planning Commission's decision (see below).

D. Appealing Issuance of a Building Permit.
1. Application.
If a building permit is applied for at Central Permit, and you find this out by your weekly check at Central Permits, you may appeal the issuance of the permit within 10 DAYS of the granting of the building permit.
2. Appeal Letter.
Write a letter to the Superintendent, Bureau of Building Inspection, City Hall, and enclose $10. In the letter, state briefly the reason for your appeal.
3. Appeal Hearing.
The appeal then may be heard before the Board of Permit Appeals President. You will have to prove that the permit or license (as in the case of pawnbrokers) will hurt the community. The Board can be influenced by a strong show of public opinion.
4. Courts.
If you lose the appeal, there are no further administrative efforts to be made and the courts are the only solution.

E. Conditional Use Permit
1. Application.
If a developer is seeking to use a piece of property in a way which is not specifically, but only conditionally, allowed in the Zoning Code, such as a parking lot in a residential area, or changing a home into a boarding house, the developer must apply for a conditional use permit.
2. Notification.
All property owners within a 300' radius of the proposed development must be notified 10 days BEFORE the public hearing.

Appendix E,
Part III,
continued.

3. Staff Report.
The City Planning Department staff considers the conditional use and makes its recommendations to the Commission. The staff should be written, called or visited by interested neighbors.
4. Hearing.
The application for a conditional use permit MUST be heard in a public hearing before the City Planning Commission, including public testimony.
5. Appeal Petition.
If the City Planning Commission votes against the neighborhood, the latter may apply for relief from the Board of Supervisors. Obtain a petition (available at the Board Clerk's office), get the signatures of 20% of property owners within 300 feet of the property in question and file the petition with the Clerk of the Board.
6. Appeal Hearings.
The appeal is heard before the Planning and Development Committee of the Board of Supervisors which recommends to the full Board. The petition is heard by the full Board which makes a final decision.

F. Re-Zoning Applications.

There are times when you find that in an R-3 or R-4 area, a developer is planning a heavy development and not what the neighborhood wants. While stalling with the EIR or some other tactic, the neighborhood can apply for a rezoning to a lower density. Developers can also request rezonings to higher densities.

1. Application.
The application is made by one property owner in the area of concern. The application is filed at the Zoning Section, City Planning Department.
2. Notification and Hearing.
All property owners within a 300 foot radius of the proposed change are then notified. It is very important that the neighborhood be in favor of the proposed change, if it benefits the area, and they support it before the City Planning Commission hearing.
3. Appeal Petition.
If the City Planning Commission votes against the re-zoning, the neighborhood may seek relief from the Board of Supervisors. Obtain a petition from the Board Clerk, get 20% of the property owners within 300 feet of the area to be re-zoned to sign the petition and file it with the Clerk.
4. Appeal Hearings.
The appeal is heard before the Planning and Development Committee of the Supervisors which passes a recommendation to the full Board which then votes on the matter. It is important to have many neighborhood residents at these hearings.

G. Variances.

Builders and developers may ask the Zoning Administrator, and if necessary, the City Planning Commission, to grant "variances" in the sizes, heights and ground coverages of their proposed buildings which will not meet the City's minimum zoning requirements. The notification, hearing and appeals system is similar to that for re-zoning, given above.

Note: A map at the City Planning Dept., Zoning Section, 100 Larkin St., S.F., shows the location of each building being considered for permits. You can see on the map, what is in store for your neighborhood.

Appendix F

INCOMPATIBLE NON-CONFORMING USES AND OTHER LAND USES IN RESIDENTIAL AREAS - INNER MISSION DISTRICT

The following tables of Appendix F focus on two issues.

1. NCU's - Incompatible "Non-Conforming Uses" (NCU's) in residential areas of the Inner Mission District are recommended here to be removed in 1980 (or whatever termination date was set by the San Francisco City Planning Department in 1960 and 1964). The land uses and/or buildings of these NCU's are recommended for removal and replacement by residential, commercial or open space (park) uses (see fig. 25 and the following tables for details of recommendations).

2. Re-zonings.--Recommended re-zonings of some industrial properties located incompatibly in the middle of residential sections of the Inner Mission (see fig. 25 and the following tables for details of recommendations). Most proposed re-zonings are from industrial or industrial-commercial uses to residential, residential-commercial or park uses.

There are many more NCU's in the Inner Mission than those shown in fig.25. Mission Housing Development Corporation has a map (done by MHDC consultants, Hal Dunleavy & Associates) which indicates all of the NCU's in the Inner Mission. As mentioned in Chapter VI, many NCU's are neighborhood service businesses such as corner grocery stores and laundromats which should not be removed.

The NCU's and other land uses designated here in Appendix F as incompatible, are mainly small industries, industrial warehouses and manufacturing or construction outlets and offices located in residential sections of the Inner Mission. These businesses conflict environmentally and/or visually with their residential surroundings and help discourage market-rate housing construction and rehabilitation in the area. Many of the listed businesses produce excessive noise, fumes and industrial traffic in residential neighborhoods. If the list here seems incomplete, with regard to incompatible businesses, that is due to oversight by MHDC staff and should be corrected by technical advisors to Mission Community groups seeking the land use changes. The attempt here is to not discriminate against any particular enterprise and suggest relocation of any building and use which seem to detract from the housing environment of the Inner Mission.

In 1980, or whenever NCU's suggested here as incompatible, reach their termination dates, major Mission Community groups interested in zoning should be vigilant that those NCU's are not allowed to remain with Conditional Use permits or other methods.

Mission Community groups may feel that some of the NCU's suggested here as incompatible, are in fact compatible with their residential surroundings. Those sentiments can be shown either at the termination dates, by not pushing for removal of those NCU's or by advocating their retention at that time.

At present
Mission Planning Council (ph. 647-3052, 285-2193) is preparing, through the Ad Hoc Committee on Mission Re-zoning, to study the future zoning needs of the Inner Mission District. Major Mission Community groups, involved in zoning, planning and business, have been invited to join the study. The object is to present suggestions and/or demands to the San Francisco City Planning Department and Commission to be incorporated in the revised City zoning districts and laws to be adopted in July, 1976, especially as they relate to the Inner Mission. The Ad Hoc Committee may want to reaffirm or modify (either adding to or subtracting from) the suggestions made in Appendix F on possible removals of incompatible NCU's and other land uses in the Inner Mission.

Appendix F,
continued.

The new City zoning laws may completely change the present definitions and boundaries of zoning districts in San Francisco. In that case, Mission Community groups involved in zoning, should decide what are the most beneficial zoning districts and re-zonings to seek in the Inner Mission.

Before requesting any re-zonings, Mission Community groups should consider:

a. How many workers, technical and non-technical, does the enterprise employ and how many live in the Inner Mission?

b. How much has the enterprise amortized (paid off and recovered) its investment in theproperty considered for re-zoning? As much as possible, businesses should be allowed, as are the NCU's, to recover their capital investments before being required to relocate.

c. Can the proposed new use, such as housing or park, be obtained at that location at that time; is it needed there and then and to what extent will low-and-moderate income Mission residents benefit from the new land use?

The proposed rezonings which should receive priority in Mission Community efforts are those located in areas recommended for re-zoning in Phase I of the NEIZ Plan (see fig. 29a and Chapter VII). Most of those proposed re-zonings are along the Southern Pacific railway tracks on Harrison St., between 20th and 23rd.

MHDC has information on the employment and moving plans of businesses within Phase 1, NEIZ Plan. MHDC, or perhaps its equivalent successor, can survey the employment and moving plans of other enterprises listed in Appendix F.

MHDC also has the following information for each property listed in Appendix F: name(s) and address of the owner; the Tax Assessor's estimates of the cash-value of the building and its land; the last date of sale; loan taken out to buy the property; amount of equity which owner has in the property and the number of business or dwelling units in the building.

MHDC can provide this information and data from surveys to major Mission Community groups involved in urban planning and zoning and which are suggesting constructive, feasible, alternative land uses to replace existing commercial-industrial uses in residential sections of the Inner Mission.

We thank Linda Ferbert, Planner II - Mission Liaison, San Francisco City Planning Dept., for her suggestions on wording the legend in Fig. 25, related to Appendix F.

Appendix F - Abbreviations

Const. Serv. - Construction Service

Ind. - Industrial

Mfg. - Manufacturing

Wrhse. - Warehouse

Wsle. - Wholesale

Appendix F,
Urban Environment,
Mission Plan

NORTH-SOUTH STREETS (LISTED EAST TO WEST)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
1100 Potrero	Btwn. 24th St. & 23rd St.	4211	1	M. Toich & Son	Gas Station	R-4	NCU-80	R-3	Residential
1354 York	Btwn. 26th St. & 25th St.	4274	8,9	Rightway Sterilizing Company	Service Shop	R-3	NCU-80	R-3	"
863-5 Florida 861 Florida	Btwn. 20th St. " & 21st St.	4086 4086	18,20 21	Barkoff Container & Supply Company	Light Mfg. "	R-3 "	NCU-80 "	" "	"
824 Florida	Btwn. 20th St. & 21st St.	4085	3	Travertini & Co.	Wsle. & Mfg.	"	---	"	"
930-36 Alabama	Btwn. 21st St. & 22nd St.	4147	11	Reyna Electric Works	Light Mfg.	"	NCU-80	"	"
2690 Harrison	At 23rd Street	3639	4	Winfield Design Assoc., Inc.	Ind. & office building	C-M	---	O-S (Open Space)	Park
2660 Harrison	Btwn. 23rd St. & 22nd St.	3639	4A	Winfield Shipping & Receiving	Ind. & office building	"	---	O-S	"
2652 Harrison	Btwn. 23rd St. & 22nd St.	3639	2	Cultural & Equip. Center (Mission Model Cities)	Wsle. & Mfg.	"	---	"	"
2600 Harrison	Btwn. 23rd St. & 22nd St.	3639	1	Western Plywood & Cooperage, Inc.	Ind. & office building	"	---	"	"
2501 Harrison	Btwn. 22nd St. & 21st St.	4147	32	Anderson, Rowe & Buckley, Inc.	Light Mfg.	"	---	R-3	Residential

Appendix F,
Urban Environment,
Mission Plan,
continued...
(2)

NORTH-SOUTH STREETS (LISTED EAST TO WEST)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
2450 Harrison	Btwn. 21st St. & 20th St.	3612	3,4	Phoenix Linen Supply & Laundry Company	Light Mfg.	C-M	---	R-3	Residential
2480 Harrison	Btwn. 21st St. & 20th St.	3612	8	'Rosky' Lombardi General Contractor	Const.Serv.	"	---	"	"
2417 Harrison	Btwn. 21st St. & 20th St.	4084	29	Name not Avail. (N.A.)	Wsle. Mfg.	"	---	"	"
2412 Harrison	Btwn. 21st St. & 20th St.	3612	2	Mallott & Petersen-Grundy	Wsle. Mfg.	"	---	"	"
2407-11 "	Btwn. 21st St. & 20th St.	4084	13	Tiernan Drayage Co., Inc.; Fulton Paper Company	Wsle. Mfg.	"	---	"	"
970 Treat	Btwn. 23rd St. & 22nd St.	3629	24	L.K. Comstock & Company, Inc.	Wsle. Mfg.	R-3	---	O-S	Park
933-5 Treat	Btwn. 23rd St. & 22nd St.	3639	29, 30	Ernest A. Heinzer	Wsle. Mfg.	C-M	---	R-3	Residential
755 Treat (extension of 2450 Harrison)	Btwn. 21st St. & 20th St.	3612	3	Phoenix Linen Supply & Laundry Company	Wsle. Mfg.	R-3	NCU-80	"	"
777 Treat	Btwn. 21st St. & 20th St.	3612	60	Junk Yard (outdoor Mfg. Strge.) (Name not avail.)	Res. & Offices	R-3	NCU-80	R-3	Residential

Appendix F,
Urban Environment,
Mission Plan,
cont...(3)

NORTH-SOUTH STREETS (LISTED EAST TO WEST)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
1004 Treat	Btwn. 24th St. & 23rd St.	3640	39	Leo's Automatic	Auto Repair	C-M	?	R-3	Residential
2993 Folsom	Btwn. 26th St. & 25th St.	6524	40	Speed-Refrigeration Company	Refrig. Repair	R-3	NCU-80	R-3	Res. Garage
2985 Folsom	"	6524	22	Vacant Bldg. Name N. A.	Wrhse., Trucking	R-3	NCU-80	R-3	Residential
2940 Folsom	"	6525	8	Wedemeyer's Bakery	Bakery	R-3	---	R-3	Residential
2781 Folsom	Btwn. 24th St. & 23rd St.	3640	25	Abbott Construction & Roofing Company	Const. Serv. & Materials	R-3	NCU-80	R-3	Residential
2775-79 Folsom	"	3640	25	E. Baltor Company	Light Mfg.	R-3	NCU-80	R-3	Residential
2773 Folsom	"	3640	27	Ace Boiler & Welding Works, Inc.	Light Mfg.	R-3	NCU-80	R-3	Residential
2675 Folsom	Btwn. 23rd St. & 22nd St.	3639	6, 7	L. K. Comstock & Company, Inc.	Light Mfg.	C-M	---	P (Public Recreational) or R-3	Gymnasium or Residential
2405-07 Folsom	At 20th Street	3612	42	Junk Yard, Name N.A.	Light Mfg.	R-3	NCU-80	R-3	Residential

Appendix F,
Urban Environment,
Mission Plan,
cont...(4)

NORTH-SOUTH STREETS (LISTED EAST TO WEST)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
1010 So. Van Ness	At 21st Street	3615	1, 1a	Van Ness Market Kora Kleen Coin-op Super Wash & Dry	Grocery, Laundry	R-4	NCU-80	R-3	Residential
996-86 S. Van Ness	At 21st Street	3610	10, 11	Kerr's Exxon Service	Gas Station	R-4	NCU-91	R-3	Residential
995 So. Van Ness	At 20th Street	3594	17a	Standard Service	Gas Station	C-2	---	R-3	Residential
850 So. Van Ness	"	3595	6	Builder's Exchange of S. F.	Office Bldg.	R-4	NCU-80	R-3	Residential
798 So. Van Ness	At 19th Street	3590	10	Olympic Service Station	Gas Station	R-4	NCU-80	R-3	Residential
755 So. Van Ness	Btwn. 19th St. & 18th St.	3591	9	Various Offices	Office Bldg.	R-4	NCU-98	R-3	Residential
2100-12 Mission	At 17th Street	3576	1	Four-Wheel Brake Service	Auto Repair	C-M	---	C-2	Commercial
610-52 Valencia	Btwn. 17th St. & 18th St.	3577	1, 1a, 65	Pepsi Cola Bottling Plant	Mfg.	C-M	---	C-2/R-4	Commercial/ Residential
340-70 Guerrero	Btwn. 15th St. & 16th St.	3566	56	Foremost-McKesson, Inc.	Ind. & Office Bldg.	C-2	---	R-3	Residential
33-35 Dolores	Btwn. Market & 14th St.	3534	29	S & C Ford Parts Dept.	Auto Sales	R-4	NCU-80	O-S	Park

Appendix F,
Urban Environment,
Mission Plan,
cont...(5)

NORTH-SOUTH STREETS (LISTED EAST TO WEST) (Number one only)
EAST-WEST STREETS (LISTED SOUTH TO NORTH) (All the following)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
25 Dolores	Btwn. Market & 14th St.	3534	30	S & C Ford Paint & Body Shop	Auto Sales	R-4	NCU-80	R-3	Residential
3260-26th St.	At Shotwell	6526	12	Lester-Muirhead (bldg. for olds sale)	Auto Repair	R-3	NCU-91	R-3	Residential
959-25th St.	Btwn. Bryant & Florida	4273	1	Sheet Metal Co.	Service Shop	R-3	NCU-80	R-3	Residential
3195-24th St.	At So. Van Ness	6519	40	House of Brakes	Auto Repair	C-2	---	C-2	Commercial/ Residential
2801-23rd St.	At York	4209	35, 1 (38?)	Indep. Elevator Co, Inc.	Const. Service	R-3	NCU-80	R-3	Residential
3050-23rd St.	Btwn. Harrison & Folsom	3639	48	Norman Hardware	Mfg. Outlet	C-M	---	O-S	Park
3055-23rd St.	At Treat	3640	1	Litho Research Co.	Mfg. Outlet	C-M	---	R-3	Residential
3075-23rd St.	Btwn Harrison & Folsom	3640	36	Various Offices	Ind. & Office Bldg.	C-M	---	R-3	Residential
3090-23rd St.	"	3639	5	San Francisco Materials Company	Const. Materials	C-M	---	O-S	Park
2608-22nd St.	At Potrero	4142	18	Arco (Atlantic Richfield Co.)	Gas Station	R-4	NCU-80	R-3	Residential
2850-22nd St.	At Alabama	4147	13	Sportsman's Custodial Service	Service Shop	R-4	NCU-80	R-3	Residential

Appendix F,
Urban Environment,
Mission Plan,
cont...(6)

EAST-WEST STREETS (LISTED SOUTH TO NORTH)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
2857-59-22nd St.	Btwn. Alabama & Harrison	4148	1a, 32	Crowmore Heating & Plumbing Co.	Service Shop	R-4	NCU-80	R-3	Residential
2900-22nd St.	At Harrison	3613	9, 10	Anderson, Rowe & Buckley, Inc.	Light Mfg. (Junk yard)	C-M	---	R-3	Residential
2901-22nd St.	"	3639	35	Atlas Stair-Building	Light Mfg.	C-M	---	O-S	Park
3018-22nd St.	Btwn. Folsom & Shotwell	3614	13	Theisen Glass Co.	Service Shop	R-3	NCU-80	R-3	Residential
3099-22nd St.	At So. Van Ness	6519	40	Mobil Service Station	Gas Station	R-4	NCU-84	R-3	Residential
2851-59-21st St.	At Alabama	4147	1	Premier Paper-Box Co.	Light Mfg.	C-M	---	R-3	Residential
3075-21st St.	Btwn. Shotwell & So. Van Ness	3614	32	San-Fran Quality Products Company	Mfg. Outlet	R-3	NCU-80	R-3	Residential
3085-21st St.	Btwn. Shotwell & So. Van Ness	3614	63	Bay Cabinets & Fixtures	Service Shop	R-4	NCU-80	R-3	Residential
3101-20st St.	At Alabama	4084	1	Felix F. Schoenstein & Sons	Light Mfg.	C-M	---	R-3	Residential
3117-20th St.	At Harrison	4084	37	Tornberg Metal Products (bldg. for sale)	Light Mfg.	C-M	---	R-3	Residential
3620-19th St.	Btwn. Guerrero & Dolores	3587	18	Bob Ostrow, Inc.	Mfg.	R-4	---	R-3	Residential

Appendix F,
Urban Environment,
Mission Plan,
cont...(7)

EAST-WEST STREETS (LISTED SOUTH TO NORTH)

Address	Location	Block	Lot	Business	Present Land Use	Present Zoning	NCU Status	Proposed Zoning	Proposed Land Use
3628-19th St.	Btwn. Guerro & Dolores	3587	19	Congress Seat Co.	Light Mfg.	R-4	NCU-80	R-3	Residential
3469-71-18th St.	At Lexington	3589	102	Biltmore French Laundry	Dry Cleaning	R-4	NCU-80	R-3	Residential/ Commercial
3650-18th St.	Btwn. Guerrero & Dolores	3578	20	Siro's Plumbing & Heating Co.	Service Shop	R-4	NCU-80	R-3	Residential
3445-17th St.	Btwn Valencia & Guerrero	3577	60	Pepsi Cola Bottling Plant	Whse.	C-M	---	R-3	Residential
1767-15th St.	At Albion	3555	40	Rentschler Bros. Complete Auto Service	Auto Repair	R-4	NCU-80	R-3	Residential
1795-15th St.	At Guerrero	3555	35	Vacant Bldg. (For sale)	Gas Station	R-4	NCU-80	R-3	Residential
1821-15th St.	Btwn. Guerrero & Dolores	3556	45	Foremost-McKesson, Inc.	Whse., Trucking	R-4	NCU-86	R-3	Residential
1855-15th St.	"	3556	56	"	Mfg. Loading	R-4	---	R-3	Residential

Appendix G

MAXIMUM NOISE LEVELS UNDER SAN FRANCISCO NOISE ORDINANCE (No. 274-72)

Garbage Collection - Noise Level, 50 ft. from: garbage truck, compacting equipment.

80 dBA (decibels) - as of March, 1973.
75 dBA (decibels) - as of March, 1978.

Motor Vehicles - off any public street or highway, in Zoning District P (Public - usually public parks), when measured 50 ft. from vehicle:

82 dBA - Vehicle of 6,000 pounds weight or more.
77 dBA - Any motorcycle.

Powered Construction Equipment - Noise level when measured 100 ft. from source.

80 dBA - as of March, 1976.

Construction Work - It is now unlawful to construct, demolish or alter a building between 8 p.m. and 7 a.m. of the next day so as to raise noise level more than 5 dBA above "ambient noise level."

Fixed Machinery or Equipment.

Zoning District	Time	Sound Level (decibels)
Residential - R-1-D, R-1, R-2.	10 p.m.-7 a.m.	50
	7 a.m.-10 p.m.	55
Residential - R-3, R-4, R-5 and all R-C	10 p.m.-7 a.m.	55
	7 a.m.-10 p.m.	60
Commercial - C, C-O, C-R, C-G	10 p.m.-7 a.m.	60
	7 a.m.-10 p.m.	70
Industrial - M-1	Anytime	70
M-2	Anytime	75

Effective dates: R districts - March, 1973; C - Sept., 1973.
M - Sept., 1974.

* The allowable standard of "ambient noise level," the total noise level in any area, have not been decided yet for the various parts of San Francisco. The Task Force on Noise Control (At DPW, Bureau of Engineering) is working on that now and will present its recommendations in September, 1974.

CHAPTER VII

NEIZ PLAN

APPENDICES

CHAPTER VIII

ECONOMIC DEVELOPMENT

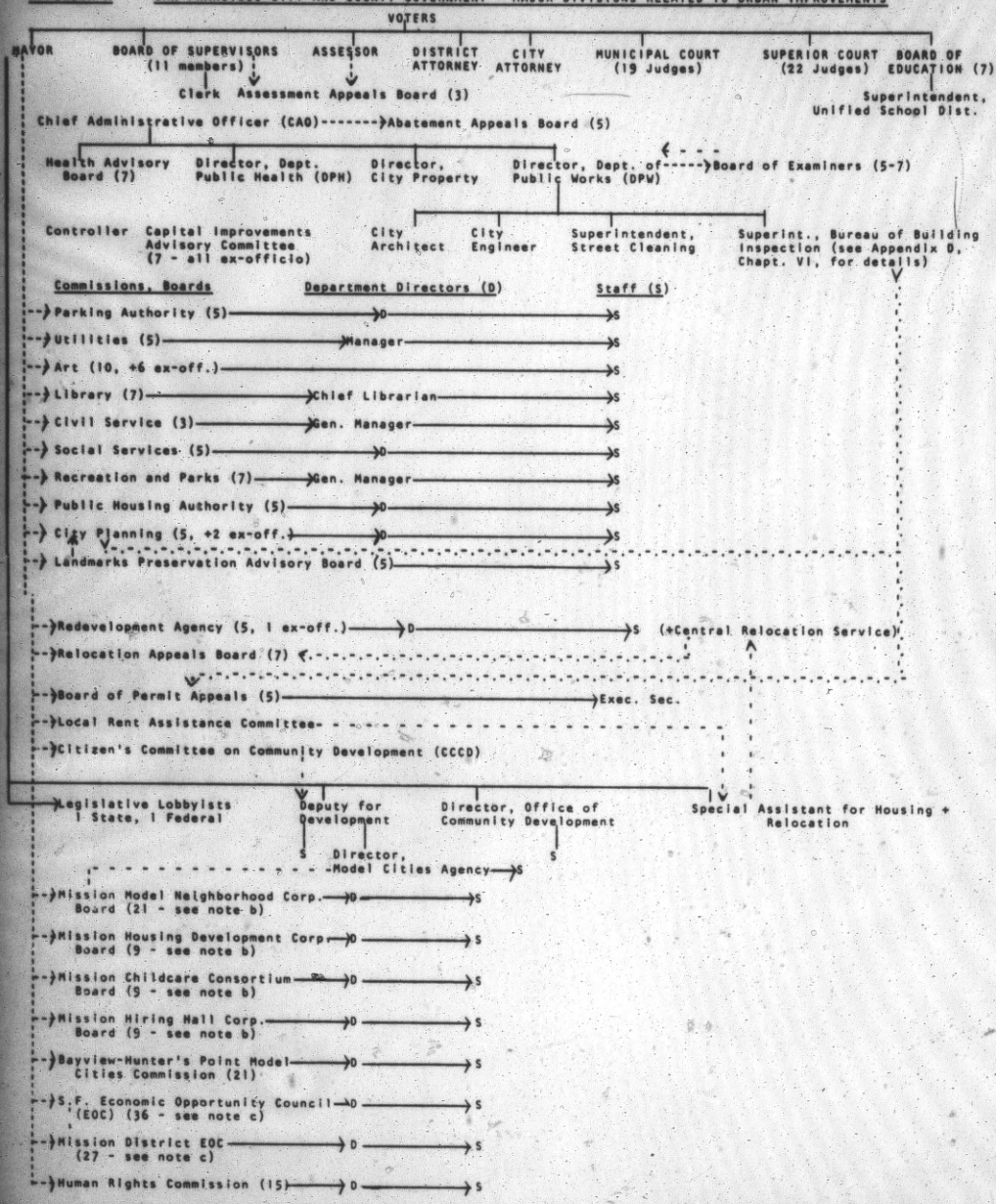
APPENDICES

CHAPTER IX

GENERAL IMPLEMENTATION

APPENDICES

APPENDIX A - SAN FRANCISCO CITY AND COUNTY GOVERNMENT - MAJOR DIVISIONS RELATED TO URBAN IMPROVEMENTS



General Implementation,
Mission Plan

Appendix A, Part I - Notes.

[a]Health Services System - 6 members; 2 appointed, 2 elected and 2 ex-officio

[b]1/3 of Mission Model Cities corporation boards appointed by Mayor; 2/3 by Mayor from list chosen by MCO. See Appendix E, for inter-relationships of Mission Model Cities and MCO.

[c]SF EOC - 36 members; 22 elected, 14 appointed by Mayor.
EOC - Mission District Council - 27 members; 14 elected, 9 ex-officio, and 4 appointed by Mayor.

[d]Special Assistant for Housing and Relocation refers relocation cases, caused by City action, to Central Relocation Service (CRS) within the Redevelopment Agency.

----------> = Mayor or other official appoints when vacancies occu

————————> = Mayor or other official hires when he wants to.

-.-.-.-.-.-.> = Appeals from decisions of:

- - - - - - > = Advisory relation to:

Appendix A - Part II

DIRECTORSHIPS OF CITY AGENCIES, RELATED TO URBAN IMPROVEMENTS IN THE INNER MISSION.

Agency	Phone Number	Meeting Schedule	Meeting Place
Abatement Appeals Board	558-5071	4th Wed. 2:00 p.m.	City Hall, Rm.282
Art Commission	558-3465	1st Mon. 3:15 p.m.	Main Library, 3rd floor.
Board of Examiners	558-3052	as required	City Hall, Rm.228
Board of Permit Appeals	558-4421	Mon. 2:00 p.m.	City Hall, Rm.228
Capital Improvements Advisory Committee		no public meetings	
Citizen's Committee on Community Development	558-4566	Every other Tues.	Main Library.
City Planning Commission	558-4656	Thurs. 1 or 2 p.m.	100 Larkin St.
Commission of the San Francisco Public Housing Authority	673-5800	2nd & 4th Thurs. 10 a.m.	440 Turk
Commission of the San Francisco Redevelopment Agency	771-8800	Tues. 3:30 p.m.	939 Ellis
Economic Opportunity Council, Brd. of Directors	771-7100 ext. 341	2nd Wed. 6:30 p.m.	730 Polk
Mission District EOC	648-1063	1st Mon. 7:30 p.m.	951 Valencia
Human Rights Commission	558-4901	2nd & 4th Thurs. 9:30 a.m.	Main Library
Inter-Agency Committee on Urban Renewal	558-3231	No public meetings.	
Landmarks Preservation Advisory Board	558-4091	1st & 3rd Wed. 2:30 p.m.	100 Larkin
Library Commission	558-3031	1st Tues. usually 3:30 p.m.	Main Library.
Local Rent Assistance Committee	558-3232	As Required.	City Hall
Mission Childcare Consortium	648-5755	2nd & 4th Tues. 7:00 p.m.	2922 Mission St.
Mission Hiring Hall, Inc.	647-3551	3rd Wed. 7 p.m.	2922 Mission St.
Mission Housing Development Corporation	648-6113	2nd Fri. 7:30 p.m.	2922 Mission St.
Mission Model Neighborhood Corporation	282-4100	2nd & 4th Wed. 7:30 p.m.	Buenavista Sch. 2641-24th St.
Relocation Appeals Board	558-3232	As required	City Hall
San Francisco Board of Supervisors	558-3184	Mon. 2:00 p.m. (full board)	City Hall, Supervisor's Chambers.

Appendix A - Part III

DESCRIPTIONS OF ABOVE DIRECTORSHIPS, NOT REFERRED TO IN THE MISSION PLAN

1. Abatement Appeals Board.
   Function: The Board has the power to hear appeals from condemnation or abatement orders issued by the Director of Public Works and may uphold, modify or reverse such orders. The Board may allow a public nuisance, such as the late Regal Pale Brewery in the Mission, to remain standing even after the DPW Director has ordered demolition.
   Membership: 5 members appointed by the Chief Administrative Officer for 4-year terms. No special qualifications for membership.

2. Assessment Appeals Board.
   Function: The Board hears appeals on assessments of real property in San Francisco and can increase or decrease assessments. Assessment decreases can reduce monthly housing costs.
   Membership: 3 members appointed by the Board of Supervisors for 3 years. Traditionally appointees have some knowledge of tax law.

3. Board of Examiners.
   Function: The Board determines whether new materials or new types of construction comply with the standard of the Building, Plumbing and Electrical Codes, whether code variances should be granted in harship cases, and hears appeals from the condemnation or abatement orders of the DPW Director where safety standards, new methods or materials are involved. The Board can be important in allowing new construction materials which reduce building or repair costs.
   Membership: The Board is composed of 5 members for Building Code Appeals, but 6 or 7 when Electrical and/or Plumbing Codes are at issue. The members must be registered construction or design professionals, nominated by professional groups, and appointed by the DPW Director for 3-year terms.

4. Economic Opportunity Council (EOC), City-Wide Board of Directors & Mission Council.
   Function: The City-Wide Board supervises EOC administration in legal services, adult education, housing services, job referrals, manpower training, health care and economic development. The District Councils have substantial autonomy for policy within their districts. The EOC Board and Councils are independent non-profit corporations established in 1964.
   Membership: The City-Wide Board has 36 members, all members of District Councils and selected by the Councils. Seventeen of the Board members must be elected by the poor at 2-year intervals, 5 represent private sector groups and 14 are city officials appointed by the Mayor for indefinite terms.
   The Mission District Council has 27 members: 14 elected by the poor in the District, 9 City officials and 5 private sector representatives. The District Council reviews and recommends programs to the City-wide EOC Board of Directors for financial support.

5. Inter-Agency Committee on Urban Renewal (IACUR).
   Function: IACUR is the official coordinating committee of the City's urban renewal program. It is chaired by the Mayor's Deputy for Development, who convenes it only when joint City agency action is required, as on the establishment of a Model Cities or Redevelopment Area.
   Membership: Includes the heads of almost every City agency and Redevelopment Agency or their designates.

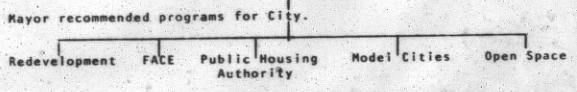
6. Relocation Appeals Board.
   Function: The Board hears complaints from people displaced by public action who are dissatisfied by the relocation housing or services offered to them by the Central Relocation Service.
   Membership: 5 to 7 members appointed by the Mayor for indefinite terms.

Note: The Mayor's Special Assistant for Housing and Relocation, refers relocation cases caused by City action, to the Central Relocation Service at the Redevelopment Agency which deals with relocation due to any public action.

Appendix B

Past, Present and Possible Future Roles of Federal Funds and the Mayor in San Francisco.

I. Past



FACE (Federally Assisted Code Enforcement) A - 312 Rehab Loans were used for housing rehabilitation in FACE areas.

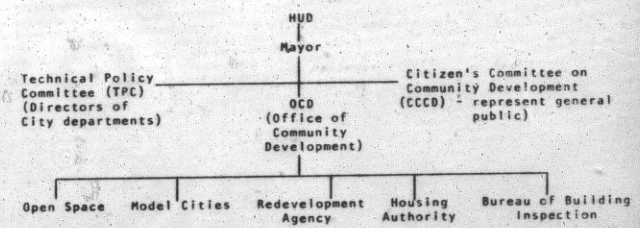
Other HUD programs - Neighborhood Facilities, Water & Sewers, Section 236 subsidized rents, Sec. 235 homeownership and Rent Supplements - used in Redevelopment and Model Cities Areas.

II. Present.

Funds for all HUD programs were stopped by President Nixon on Jan. 8, 1973. Only operating costs, interest payments and previously committed projects are being paid. Some more Public Housing leases will be available.

III. Possible Future.

If the Housing-Community Development Bill (of the Special Revenue-Sharing type), passes Congress in Summer, 1974, HUD funds will flow after January, 1975 in approximately the following way.

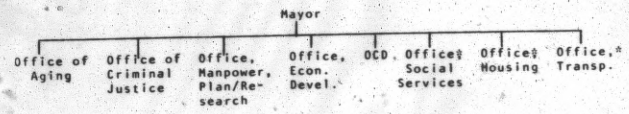


The Mayor, with the advice of OCD Director, CCCD and TPC, decides the policies for distribution of funds and then distributes to all or some of the above projects as he sees fit. All, some or none of Model Cities programs in San Francisco might be funded by Special Revenue-Sharing or regular City departments.

OCD organization and procedures were decided by October, 1973. Between October, 1973 and April, 1974, the specific programs of OCD in San Francisco are being planned.

B. The Mayor's Office and Special Revenue-Sharing - Possible Future.

By September, 1973, the City Planning Dept. finished the Annual Development Program which proposes how the Mayor's Office could distribute and coordinate all future Federal money sent to the City, and not only for OCD. The ADP suggests the following basic organization of the Mayor's Office.



* - Non-existent at present. Housing and Social Services are in several existing agencies.

As the above diagrams show, with Special Revenue-Sharing, the Mayor and his staff, will become extremely important in the distribution of Federal funds for communtiy improvements in San Francisco.

IV. HUD Funds in San Francisco - Past, Present and Possible Future.

1972 (Fiscal Year - July, 1972 - July, 1973)

1973 - $34 million

1974 - $28.5 million

1975 - $28.5 million

1976 - $22 million

1977 - $16 million

1978 - $10 million

Appendix C

FEDERAL HOUSING AND COMMUNITY DEVELOPMENT BILLS PENDING IN CONGRESS

September, 1973

Note: See Chapter IX, Section III-7a, on the type of Federal Housing and Community Development Bill which Mission Community groups might want to support.

PENDING LEGISLATION: MAJOR ISSUES IN COMMUNITY DEVELOPMENT

as of September 17, 1973

Prepared by NAHRO Information Center for Community Development

ISSUES	Sparkman Bill	Better Communities Act
	Chapter III of S 3248, as passed by Senate on March 2, 1972, and reintroduced by Senator John Sparkman (D-Alabama) on May 9, 1973, as S 1744, the Community Development Assistance Act of 1973.*	Administration bill, the Better Communities Act, introduced in House by Congressman William Widnall (R-New Jersey) as HR 7277 on April 19, 1973, and introduced in Senate on May 8, 1973, as S 1743.
Programs to Be Consolidated	1 - Urban renewal (all Title I activities) 2 - Neighborhood Facilities 3 - Open space, preservation, and beautification 4 - Basic water and sewer facilities 5 - Advanced acquisition of land 6 - Public facilities loans 7 - Public works planning advances In introducing S 1744, Sparkman said Model Cities may be included this year.	1 - Urban renewal (all Title I activities) 2 - Neighborhood Facilities 3 - Open space, preservation, and beautification 4 - Basic water and sewer facilities 5 - Section 312 rehabilitation loans 6 - Public facilities loans 7 - Model Cities

* HR 10036, Housing and Urban Development Act of 1973, introduced by Congressman William A. Barrett (D - Pennsylvania) and Thomas L. Ashley (D-Ohio) on September 5, 1973. HR 10036 is similar to S 3248 (Sparkman bill) summarized above. At present, April, 1974, HR 10036 being amended in Congress. Differences between the Senate and House bills will then be worked out in Senate-House conferences and the Community Development-Housing Act may be passed by Congress and sent in June or July, 1974, to the President for approval and enactment in January, 1975.

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Eligible Grant Recipients; Automatic Entitlements	1 - Units of general local government and states. One or more public agencies, including existing local public agencies, may be designated by a unit of general local government to undertake community development in whole or in part. 2 - Center cities and other cities of 50,000 eligible for grant entitlements. Urban counties may be added by Senate committee.	1 - Units of general government and states. There is no designation of LPAs as eligible grant recipients. 2 - Center cities, those of 50,000 or above, urban counties (200,000 population or over), and states would receive grant entitlements.
Eligible Activities	1 - Acquisition of property that is (a) blighted, deteriorated, or deteriorating; undeveloped or unappropriately developed; (b) appropriate for conservation or rehabilitation purposes; (c) needed for historic preservation, open space, recreation; (d) to provide public works and facilities; and (e) to be used for other public purposes. 2 - Disposition of such property.	1 - (a), (b), (c), (d), and (e) the same. 2 - Disposition - similar language.

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Eligible Activities (Continued)	3 - Clearance, removal, or demolition of property.	3 - Clearance, demolition, removal, and rehabilitation, including rehabilitation financing of privately-owned properties.
	4 - Providing community facilities or site improvements.	4 - Providing public works and facilities.
	5 - Loans for designing and providing interim financing for public facilities not otherwise eligible under this program.	5 - No similar provision.
	6 - Relocation payments.	6 - Relocation payments and assistance.
	7 - Conservation or rehabilitation of properties through code enforcement, interim assistance, or demolition of unsafe properties.	7 - Elimination, by code enforcement and other means, of harmful physical conditions constituting a danger to public health and safety.
	8 - Development of federal surplus real property.	8 - No similar provision.
	9 - Technical or financial assistance to organizations and groups participating in community development program.	9 - No similar provision.
	10 - Rehabilitation grants and loans.	10 - Included under item 3, above.

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Eligible Activities (Continued)	11 - Related public services and "software" activities.	11 - Community services necessary to achieve community development objectives.
	12 - Administrative costs and carrying charges related to planning, execution, and evaluation.	12 - No similar provision.
	13 - Incentive grants to encourage the timely construction of other federally-aided facilities (such as schools and libraries) - not to exceed 15 percent of the federal share for the facility.	13 - No similar provision.
	14 - Nonspecified local option activities, not to exceed 10 percent of the grant.	14 - No similar provision.
	15 - Payments of federal share of completing Title I projects.	15 - No similar provision.
	16 - No similar provision.	16 - Funds may be used as nonfederal share under any federal program providing assistance for community development activities.
	17 - No similar provision.	17 - No similar provision.

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Type of Grant - Local Share Requirement	90 percent of the net program costs, exclusive of interim financing activities (which would use loans), and rehabilitation grants and relocation assistance payments where the federal share would be 100 percent. The 10 percent local share requirement could be in the form of cash grants, the cash value of donated property, or public improvements or services otherwise eligible. This would not include non-eligible public facilities (e.g., schools, libraries) as local grants-in-aid.	100 percent federal grant. (Express prohibition against subsequent requirement of local share by HUD or by a state.)
Grant Allocation and Distribution	While a community would be required to submit an annual application for assistance, the bill provides for an allocation and distribution formula to establish basic grant entitlements for certain localities.	1 - *Metropolitan Cities and Urban Counties:* 65 percent of appropriated funds would be allocated directly to metropolitan cities and urban counties and they would receive the higher of either a formula entitlement (subject to a phase-in period) or a hold-harmless amount (subject to a phase-out process).

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Grant Allocation and Distribution (Continued)	1 - *Allocation to Metropolitan Areas:* 75 percent of the grant authority would be allocated to metropolitan areas (usually SMSAs) according to a formula taking into account the metropolitan area's ratios of population, poverty (counted twice), housing overcrowding, and past program experience (the proportion of funds received over the past five years in programs consolidated). 2 - *Allocation within Metropolitan Areas - Metropolitan Cities:* (a) each metropolitan city (center cities and cities of 50,000 or above) would receive a *basic grant entitlement* based on a formula using the same criteria as above, comparing these factors within the city to those in the metropolitan area; (b) the Secretary would also determine a *hold-harmless* level for each metropolitan city equal to: (1) the sum of the annual average of grants and loans received during the five fiscal years preceding enactment for the programs consolidated, except NDP grants and (2) the average annual grants made under the NDP program;	2 - *Allocation within Metropolitan Areas - Metropolitan Cities:* metropolitan cities entitlements would be based on their average ratios of population, poverty (double counted), and housing overcrowding compared to all metropolitan America. No past performance criteria. *Formula entitlement: urban counties* - (located within an SMSA with a population of at least 200,000 exclusive of the population of any metropolitan city located within it) their entitlement would be computed in the same fashion, except that data from metropolitan cities would be excluded. *Phase-in of funds for metropolitan cities and urban counties* - cities and urban counties that receive more funds under the entitlement formula than they currently receive (as determined by their hold-harmless amounts) would have their entitlement phased in. The entitlement for fiscal year 1975 would equal the higher of one third the entitlement of the hold-harmless amount; for fiscal year 1976, it would equal the higher of two thirds of the entitlement or the hold-harmless amount; for fiscal year 1977 and subsequent years, the full entitlement.

	Sparkman Bill	Better Communities Act
Grant Allocation and Distribution (Continued)	(c) the metropolitan city would be eligible to grants at least equal to the greater of its basic grant entitlement or its hold-harmless level; (d) *phase-in:* in the case of a metropolitan city whose basic grant entitlement exceeds its hold-harmless level by over 135 percent, the formula shall be phased in over a three-year period. 3 - *Allocation within Metropolitan Areas - Nonmetropolitan Cities:* (a) any funds remaining within a metropolitan area after distribution to metropolitan cities shall be available to other communities (including counties) within that metropolitan area. If any funds remain unused within the metropolitan area, they may be used in other metropolitan areas; (b) any nonmetropolitan community or county shall be entitled to an annual grant equal to its hold-harmless amount (computed in the same fashion as outlined above if, during the five preceding years, one or more urban renewal projects or an NDP were being carried out); (c) if there are insufficient funds within the metropolitan allocation to fulfill this hold-harmless	*Hold-harmless for metropolitan cities and urban counties* - hold-harmless amounts would be computed by adding the following: (a) the aggregate of the annual average grants and loans for the consolidated programs made in the five fiscal years prior to July 1, 1972 (fiscal years 1968-1972), except NDP; (b) annual average neighborhood development program (NDP) computed by taking total grants prior to fiscal year 1973, divided by the number of months of program activity, and multiplying by 12; and (c) annual average Model City grant (excluding planned variation grants). This Model City hold-harmless figure would cover only the years still needed to complete a five-year action program, after which time it would be dropped from hold-harmless computation. Excluded from hold-harmless computation are disaster assistance grants and the so-called "51" urban renewal relocation amendatories. *Hold-harmless phase-out* - hold-harmless provisions would apply for only four years. In fiscal years 1975 and 1976, the full hold-harmless amount would apply if it exceeded the formula. In fiscal year 1977, the maximum a formula

	Sparkman Bill	Better Communities Act
Grant Allocation and Distribution (Continued)	commitment, the Secretary can use a portion of the 25 percent discretionary fund to hold these communities harmless, but not to fund other nonhold-harmless communities within SMSA 4 - *Allocation to Communities Outside of Metropolitan Areas:* (a) any community or county carrying out one or more renewal projects or an NDP within the past five years will be entitled to an annual grant at least equal to its hold-harmless amount (computed as above). Secretary will use the 25 percent discretionary fund to make such grants; (b) likewise, the discretionary fund can be used to fund applications from other communities outside metropolitan areas.	city or county could receive would equal the formula entitlement plus two thirds the difference between the formula and the hold-harmless amount; in fiscal year 1978, the amount would be reduced to one third the difference. There would be no hold-harmless after fiscal year 1978. 3 - *Allocation within Metropolitan Areas - Nonmetropolitan Cities - hold-harmless provisions* - cities, other than metropolitan cities, would be held harmless if they were participating in the Model Cities program on June 30, 1974, or were carrying out a conventional urban renewal or NDP program during fiscal year 1968 or in any subsequent year. The hold-harmless figure would be computed as for metropolitan cities and urban counties. For fiscal years 1975 and 1976, the city would receive its full hold-harmless amount; this would be reduced to two thirds in fiscal year 1977 and one third in fiscal year 1978. There would be no hold-harmless funds for these communities beginning in fiscal year 1979. 4 - *Allocation to Communities Outside of Metropolitan Areas* - of the remaining appropriated funds, 90

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Grant Allocation and Distribution (Continued)		percent would be allocated to states for community development purposes. A formula would be used to determine each state's allocation based on the population, poverty (double counted), and housing overcrowding within the metropolitan areas of that state (exclusive of metropolitan cities). At least half of the state's allocation amount attributed to each metropolitan area must be distributed within that metropolitan area. The other 50 percent can be distributed anywhere in the state. 5 - *HUD Discretionary Fund* - the remaining funds would form a HUD discretionary fund to assist any state or general local government. 6 - *Hold-harmless Recaptured Funds* - beginning in fiscal year 1977, hold harmless is phased out; funds from this source would be allocated; (a) 10 percent to the HUD discretionary fund; (b) 30 percent to metropolitan cities and urban counties; (c) 30 percent to states, available for distribution only within metropolitan areas; (d) 30 percent to

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Grant Allocation and Distribution (Continued)		states, available for distribution only within metropolitan areas; (d) 30 percent to states but with no geographic restrictions on their distribution.
Authorizations	Program would begin in July 1, 1974 (fiscal year 1975). Two-year authorization of 5.9 billion dollars of contract authority, of which 2.7 billion dollars could be used first year, 3.2 billion second, subject to appropriations action.	Program would begin on July 1, 1974 (fiscal year 1975). Five-year "open-ended" authorization. The Administration has announced its intention to request annual appropriations of 2.3 billion dollars for fiscal year 1975.
Application Process	All community development grants are subject to an annual application and a determination by the Secretary that the community has (1) set forth a meaningful program to meet its urgent development needs and (2) carried out its contractual commitments pursuant to previous applications. Such an application process involves four parts: 1 - *A three-year outline of community development needs and actions to:* (a) meet the housing needs of the community (including relocation and replacement	No application, as such, would be required. Rather, each recipient state or general local government would be required to submit a statement of community development objectives and the projected use of the upcoming year's funds. The statement would also have to reflect the degree to which the recipient's CD activities will relate to any state and areawide programs and activities for CD. Each recipient would be required to publish its proposed statement for public review 60 days prior to submitting its final statement to HUD. A copy of the final

Pending Legislation: **Major Issues in Community Development** (Continued)

	Sparkman Bill	Better Communities Act
Application Process (Continued)	housing and housing for workers in connection with new government facilities), especially for low-and-moderate-income families; (b) prevent and eliminate slums and blight and upgrade neighborhoods through renewal, code enforcement, and other programs; (c) improve community development program. 2 - *A description of activities to be undertaken in the next two years*, their estimated cost, general location, and any requirements for federally-assisted housing and rehabilitation loans to meet the housing objectives of the community development program. 3 - *Certifications* by the applicant that (a) the community development program is consistent with local and areawide comprehensive development plans and national growth policies; (b) it has held public hearings prior to the acquisition of any private land; and (c) it has afforded adequate citizen participation in the preparation of the application and the planning and execution of activities. 4 - *A performance report* describing activities carried out in the previous year, their cost, and an	statement would have to be made available to the public, to the governor (in the case of a general purpose local government), and to HUD. The recipient would also have to certify that the above procedure had been followed and that the recipient is in compliance with all other provisions of the act. Within 60 days after the close of each fiscal year in which a recipient receives funds, the recipient shall make public and send to HUD a report concerning the CD projects or activities paid for or expected to be paid for in whole or in part with the past year's CD funds. This report must include an assessment of such activities in relation to the recipient's CD objectives.

Pending Legislation: **Major Issues in Community Development** (Continued)

	Sparkman Bill	Better Communities Act
Application Process (Continued)	assessment of the results. *Small town waiver:* The bill provides that smaller communities can have all or a portion of these application requirements waived if (1) the application is from a locality of 25,000 or less located outside an SMSA or outside the urbanized portion of an SMSA; (2) the program consists of a single development activity other than a renewal project; and (3) it is the first assisted activity under this program.	
Loan Provisions	HUD would be authorized to make loans to provide financing for *planning and operating activities* pending receipt by the locality of CD block grant funds and to provide interim financing for certain public facilities.	The bill would provide *no* federal loan assistance. However, the bill states that general local governments would not be prohibited from using whatever local financing mechanisms are available.
Completion of Existing Urban Renewal Project	No similar provisions. Under a separate provision of S 3248, new amendatories to existing urban renewal projects could continue to be funded and a separate 300 million dollar	Notwithstanding existing statute, HUD may terminate any renewal project as soon as practicable by effecting financial closeout as if the project had been fully completed; if such closeout does not result in the full repayment of any

Pending Legislation: Major Issues in Community Development (Continued)

	Sparkman Bill	Better Communities Act
Completion of Existing Urban Renewal Project (Continued)	authorization was provided for the purpose. The provision is not contained in S 1744.	outstanding temporary loans. HUD authorized to condition distribution of CD funds to repay loans.
Applicability for Uniform Relocation Assistance Act of 1970	Extends coverage of uniform relocation assistance act to persons who discontinue business or move from their dwellings as a direct result of CD block grant activity.	Extends coverage of uniform relocation assistance act to persons who discontinue business or move from their dwellings as a direct result of CD activities, 25 percent or more of the cost paid for with funds under this bill.
Linkage to Housing Program	Linkage provided to all subsidized housing programs and the Section 312 loan program by directing the Secretary to reserve housing funds "to the extent he deems it to be necessary and feasible" to meet the housing requirements of the community development program.	No provision.

Appendix D

HOUSING AND COMMUNITY DEVELOPMENT BILLS PENDING

IN CALIFORNIA STATE LEGISLATURE

OCTOBER, 1973 and APRIL, 1974*

Note: All following bills recommended for support by Mission Community groups.

* Status Report, October, 1973 - Courtesy of Joint Subcommittee on Community Development, California Legislature - Frank Holoman, Chairman; provided to MHDC by Ramon Barbieri, Director, Mission Model Neighborhood Corporation.

Status Report, April, 1974 - Courtesy of Select Committee on Housing and Urban Affairs, California Legislature - Nicholas C. Petris, Chairman; provided to MHDC, at request of Committee Member Senator Milton Marks, by Robert H. Frank, Committee Consultant.

HOUSING STATE BILLS
Assembly Committee on Urban Development and Housing
from Status Report - October, 1973

Bill/Author	Digest	Status
AB 352 McCarthy	Housing finance: rehabilitation loans and grants. Creating Housing Rehabilitation Fund for loans and grants to rehabilitate housing and loans for rehabilitation of commercial structures located in concentrated code endorcement areas. $20,000,000 approp.	Senate Finance
AB 796 Chacon	Housing and community development: information systems. Requires Department of HCD to develop specifications for a housing and community development system in two or more counties or multi-counties in the state. $175,000 approp.	Senate Finance
AB 931 Burton	Housing: low-rent leasing. Provides for state contributions to housing authorities for Section 23 leased housing programs, effective on and after July 1, 1975.	Senate Finance
AB 1152 Chacon	Housing finance agency: state, regional and local. Establishes State Housing Finance Agency and regional and local finance agencies, comprehensive bill authorizing technical and financial assistance through these finance agencies for the provision of low-moderate income housing through non-profit housing corporations, consumer housing cooperatives, limited dividend corporations, and public bodies and agencies. Provides for issuance of $200,000,000 of G.O. bonds and $300,000,000 in revenue bonds. Entire act subject to vote of people at November, 1974, General Election.	Vetoed by Governor 10/2
AB 1742 Bill Greene	Housing finance. Enacts the Homeowners Opportunity Law and appropriates $10 million for a single grant to construct 625 $16,000 dwelling units. Allows housing authorities to develop home buyers and owners associations to allow low income	Urban Dev. & Housing

Housing State Bills,
Status Report, October, 1973
(Continued)

Bill/Author	Digest	Status
AB 1742 Bill Greene	families an opportunity to purchase housing constructed by the authority.	Urban Dev. & Housing (Continued)
AB 1977 Brown	Housing authorities: rent subsidies. Appropriates $6,000,000 to the Commission of HCD for the 1973-74 fiscal year to be allocated to housing authorities to supplant specified federal financial assistance under Section 23 lease housing programs.	Senate Finance
AB 2090 Kapiloff	Housing: low and moderate income; construction ordinance. Grants cities and counties authority to require by ordinance, as part of construction of residential dwelling units, inclusion therein of low and moderate income housing to implement community's general plan.	Senate Local Government
AB 2144	Housing: low and moderate income; ordinance. Permits cities and counties to adopt regulations facilitating development of property for low and moderate income housing where owners of such property have entered into binding agreement restricting sale, resale, or rental of such property to low and moderate income housing.	Senate Local Government
AB 2145 Bagley	Housing: financing low and moderate income; reorganization, planning and community development. Provides for consolidation of state offices related to planning and community development, housing and codes into Department of Planning and Community Development and creates a Housing Finance Division within the Department Housing Finance to fund mortgages of single family home ownerships and cooperatives to	Urban Dev. & Housing

Bill/Author	Digest	Status
AB 2145 Bagley (Continued)	be financed through General Obligation Bonds if approved by vote of the people.	Urban Dev. & Housing
AB 2583 Foran	Housing: finance, rehabilitation loans. Enacts the Marks-Foran Residential Rehabilitation Act of 1973. Authorizes cities over 600,000 population to issue revenue bonds for residential rehabilitation. Prior to issuance of bonds, the cities must adopt comprehensive code enforcement program and guidelines for financing such rehabilitation. Cities must also adopt a public improvement plan for the area.	Signed by Governor 10/2
SB 148 Moscone	Housing: finance. Comprehensive legislation enacting California Housing and Community Development Agency Act, to authorize variety of financial assistance to low and moderate income housing market. State revenue bonds to finance.	Senate Unfinished Business
	REDEVELOPMENT	
AB 2472 Sieroty	Redevelopment: Housing replacement. Requires a redevelopment agench which destroys, as part of a redevelopment project, dwelling units, other than living units, without self-contained kitchen and toilet facilities, which house persons and families or low and moderate income to develop for rental or sale an equal number of dwelling units in the community or at least one half of such number of units	

Bill/Author	Digest	Status
AB 2472 Sieroty (Continued)	in the project area. Provides that the act applies only in communities having a vacancy factor lower than 5% for low and moderate income housing. Requires at least one half of all units developed pursuant to the act to be for specified persons and families of low income.	
	RELATED HOUSING BILLS	
AB 2197 Maddy	Community development revenue sharing. Makes non-substantive changes.	Assembly Govt. Admin.
AB 2389 Chacon	Property taxation. Declares that property used exclusively for low income housing owned and operated by specified non-profit funds, foundations or corporations meeting specified requirements is exempt from property taxation under the welfare exemption. Requires county auditors to file and Controller to report amount of claims for revenue lost by units of local government as a result of such extension of the welfare exemption in order that the Legislature may appropriate funds to replace such losses as required by law.	
SB 497 Gregorio	Housing: rehabilitation. Creates and appropriates $10,000,000 to Housing Rehabilitation Fund to make loans for housing rehabilitation. Comprehensive related provisions.	Senate Govt. Org.
SB 1259 Behr	State-financed housing. Creates "State Home Loan Program" to finance housing for applicants with gross incomes from $4,000 to $10,000.	Senate Govt. Org.

HOUSING STATE BILLS
Select Committee on Housing and Urban Affairs,
from Status Report - April, 1974

Bill/Author	Digest	Status
SB 1495 (Marks)	Allows any city or county, housing authority or redevelopment agency to issue bonds for the financing of rehabilitation, rather than only cities of, or housing authorities or redevelopment agencies in cities of 600,000 population: makes the designation of a rehabilitation area referendable within the area.	Assembly Urban Development & Housing.
SB 1633 (Zenovich)	"Zenovich-Chacon Housing Finance Act: creates a California Housing Finance Corporation" as the sole state agency for receiving and allocating assistance for subsidizing housing development made availably by federal law, and with power to "make loans for the creation of housing" if funds are made available: appropriates $750,000.	Senate Gov't. Organization Committee.
SB 634 (Zenovich)	$500 million general obligation bond issue for California Housing Finance Corporation to finance housing (goes on the ballot).	Governmental Organization Committee.
SB 1635 (Zenovich)	$200 million revenue bond authorization for California Housing Finance Corporation -- at least 60 percent of lending must be through private lender.	Governmental Organization Committee.
SB 1722 (Marks)	Allows redevelopment agencies taking advantage of the Marks-Foran Act of 1973 to allow a longer repayment period on rehabilitation loans and to make loans up to $30,000.	Local Government Committee.
SB 1815 (Petris)	Makes retaliatory eviction against persons reporting housing discrimination unlawful under the Rumford Act.	Governmental Organization Committee.

Housing State Bills,
Status Report, April, 1974,
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Bill/Author	Digest	Status
SB 1824 (Grunsky)	Extends the Rumford Act to include discrimination against blind persons.	Governmental Organization Committee
SCA 40 (Zenovich)	Creates the California Housing Finance Corporation as the sole state agency for receiving and allocating assistance for housing redevelopment made available by federal law, and with power to "make loans for the creation of housing" if funds are made available: mandates a $750,000 loan to the new corporation (same as SB 1633 but could take effect upon approval by the voters rather than Governor's signature).	
AB 2719 (Chacon)	Extends the property tax "welfare exemption" to federally-subsidized or insured housing for the elderly and disabled operated by nonprofit corporations regardless of the federal authorizing legislation section number.	Assembly Revenue & Taxation Committee
Ab 2966 (Chacon)	Same as SB 1633 (Zenovich).	Assembly Urban Development & Housing Committee
AB 2967 (Chacon)	Same as SB 1634 (Zenovich).	Assembly Ways & Means Committee.
AB 2968 (Chacon)	Same as SB 1635 (Zenovich).	Assembly Urban Devel. & Housing Committee.
AB 3032 (Chacon)	Authorizes cities to require certificate of occupancy prior to sale (i.e. report of whether or not the building is in violation of codes).	Assembly Urban Devel. & Housing Committee.

Housing State Bills,
Status Report, April, 1974
Page three

Bill/Author	Digest	Status
AB 3144 (Chacon)	Allows all cities and counties, rather than only cities of over 600,000, to provide rehabilitation in designated areas through revenue bond financing, and allows use of the program on HUD-foreclosed properties acquired by the city, county, or other agency, as well as in designated code enforcement areas.	Assembly Ways and Means Committee.
AB 3257 (Karabian)	Establishes a statewide savings-and-loan pool to make rehabilitation loans for code compliance at the prime rate for residential loans.	Assembly Finance and Institutions
AB 3277 (Brown)	Allows public assistance recipients to receive the renter's income tax credit.	Assembly Revenue and Taxation.
AB 3369 (Foran)	Appropriates $20 million for housing assistance to the elderly and handicapped, in the form of housing development financing, and allows cities of 150,000 persons to issue revenue bonds for development or financing of housing for the elderly and handicapped.	Assembly Urban Development & Housing Committee.
ACA 96 (Chacon)	Same as SCA 40 (Zenovich).	Assembly Urban Develop. & Housing Committee.

Appendix E

Annual Schedule of City Department Requests.*

Below are schedules followed by several major City departments in formulating their regular departmental requests of the City Budget.

See Table 41, Chapter IX, for City Budget steps after February 1, and for Capital Improvements request process.

1. Recreation and Parks Department.

   a. Recreation Division.
      - August - Senior Recreation Directors in each neighborhood facility submit requests to Area Supervisors for review.
      - Sept. 15 - Area Supervisors submit requests to Assistant Superintendent for Recreation for review.
      - Sept. 22 - Requests to Superintendent of Recreation for review.
      - Sept. 31 - Requests to Rec-Park Business Office for compilation and checking. (Unclear when these are forwarded to Rec-Park Dept. General Manager for review and to Rec-Park Commission for approval).

   b. Parks Division.
      - Nov. 5 - Deadline for requests from both area supervisors and Assistant Superintendents to Superintendent for Parks, for review.
      - Nov. 12 - Requests submitted to Rec-Park Business Office.
      - Feb. 1 - Rec-Park Budget Request is submitted to City Controller.

2. City Planning Department.
   - July - August - Administrative units (Area Planning, Comprehensive Planning, Zoning, etc.) form budget requests and proposed work programs which detail their objectives in the next fiscal year.
   - August 27 - Director's Office completes draft outlines of work programs.
   - Sept. 20 - Public Hearing on work program and budget.
   - Sept. 20 - Nov. 1 - Prepare draft of total work program.
   - Nov. 1 - City Planning Commission or a committee from it, reviews proposed Work Program at Public Hearing.
   - Nov. 15 - City Planning Commission approves final Work Program.
   - Dec. 1 - City Planning sends Work Program and Budget Request to Controller.

3. Department of Public Health.
   - July - August - District Health Centers, hospitals, bureaus and other units prepare Budget Requests.
   - Sept. 1 - Requests submitted to DPH Assistant Directors (for Community Health Services, Mental Health, Hospital Services, Professional Programs) for review.
   - Oct. 1 - Requests submitted to DPH Director for review.
   - Nov. 1 - Requests submitted to Chief Administrative Officer.
   - Dec. 1 - DPH Budget Request submitted to City Controller.

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* The City Departments' Budget Schedules are provided courtesy of San Francisco Study Center.

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4. MUNI (Municipal Railway).

July-Sept. 15 - MUNI divisions (Transit Control, Engineering, Transit Equipment, Schedules, etc.) prepare and submit budget requests to MUNI General Accounting Office for compilation and checking.
Sept. 25 - Requests submitted to MUNI General Manager for Review and approval.
Oct. 23/25 - MUNI officials discuss requests with Finance Director of Public Utilities Commission.
Nov. 5/6 - At closed hearing, PUC General Manager considers MUNI requests.
Nov. 27 - PUC Public Hearing on MUNI requests.
Dec. 1 - PUC Budget Request to City Controller.

5. Libraries.

Aug. 31 - Branch Libraries submit budget requests to Chief of Branches.
Sept. 14 - Chiefs submit requests to City Librarian for review and approval.
Oct. 10 - Requests to Budget and Operations Committee of Librar, Commission for review.
Oct. 17 - Budget and Operations Committee approves Budget Request.
Oct. 30 - Requests forwarded to Library Commission.
Nov. 11 - Commission approves Budget Request at Public Hearing.
Dec. 1 - Public Libraries Budget Request to City Controller.

6. Social Services Department.

a. Personnel.
Late August - General Manager begins to form personnel budget request, based on public assistance caseload.
ca. Nov. 16 - Personnel budget request submitted to Social Services Commission for review and approval.
b. Other Items.
Sept/Oct. - Budget requests reviewed.
November - Requests submitted to Social Services Commission for review and approval.

7. Police Department.

July 23 - Bureaus (Patrol, Inspection, Traffic, etc.) begin to form budget requests.
Aug. 2 - Chief of Police gives budget guidelines to Bureau of Research and Planning, Police Department.
Oct. 1 - Bureaus submit budget requests to Planning and Research Bureaus for review and approval.
Nov. 15 - Budget requests to Chief of Police for review and approval.
Nov. 29 - Budget requests to Police Commission for review.
Dec. 13 - Commission approves final Budget Request.
Jan. 22 - Police Department Budget Request to City Controller.

8. Department of Public Works.

DPW is one of the largest and most complicated City Departments. See Appendix D, Chapter VI, for an outline of DPW's structure and functions.

Summer-Divisions of Bureaus, such as Property Conservation within the Bureau of Building Inspection, begin working on details for next fiscal year's budget.

Early September-Divisions submit Budget requests to Bureau heads for "technical review."

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8. Department of Public Works, cont.

Early October - Bureau heads submit requests to DPW Director. The Accountants do technical review while DPW Director discusses Budget requests with Bureau Superintendents.

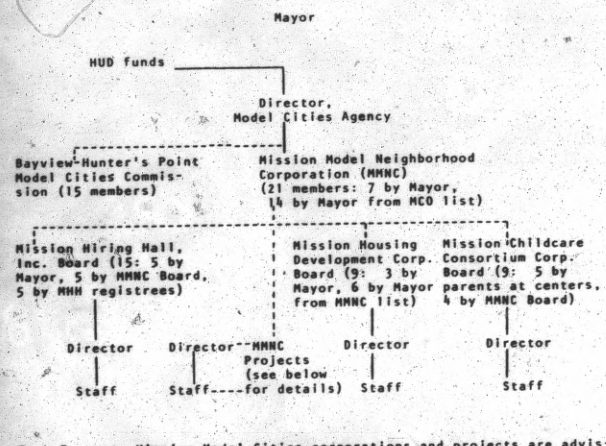
Later October - DPW Budget Request filed with Chief Administrative Officer. (CAO).

Early November - CAO and Staff meet with DPW Director and Bureau heads to discuss and mediate DPW Budget Request.

Late November - DPW Budget Request to City Controller.

Appendix F - Part 1.

Organization of Mission Model Cities Corporations and Relation to MCO.



Task Forces: Mission Model Cities corporations and projects are advised on policies and programs by Task Forces composed of members of the general public from Mission Model Neighborhood.

For example: Housing Task Force advises Mission Housing Devel. Corp. at monthly. There are also Mission Model Cities Task Forces for Education, Employment, Childcare, Health.

MMNC Projects: Funded, controlled and advised by MMNC to various degrees. See below for details. Provide services only for Mission Model Neighborhood (MMN).

1. Drug Overdose Program - St. Luke's Hospital, 3555 Army St., S.F.; ph. 647-8600. Directors: MMNC and Centro de Cambio make policy. Treatment at St. Luke's Hospital without police interference; counseling at Centro de Cambio. Future funds: Dept. Public Health, Special Projects Division?

2. Economic Development - 2595 Mission St., ph. 828-2000. MMNC makes policy. Develop strategies and mechanisms for Mission Community economic development. Operated by Latino Local Dev. Inc. Self-supporting with investment returns?

3. Mission Reading Clinic - 3221-16th, S.F.; ph. 628-8163. Directors: 5 from Parent's Advisory Committee. Help students with English & reading problems. Future Funds: Special Revenue-Sharing?

4. Creative Health Project - 2922 Mission St.; S.F.; ph. 282-4100. Advisory Board: 3 from MMNC, 3 by Mayor from health agencies, 1 from DPH. Increase dental care, health education. Decrease drug abuse and alcoholism. Future funds: HEW?

Appendix F,
Part 1,
cont..(2)

5. San Francisco Neighborhood Legal Assistance Foundation - 2701 Folsom St., S.F.; ph. 648-7580. Board of Directors: 37: 4 by EOC, 4 by S.F. Bar Assoc., 2 by S.F. Lawyer's Club, 10 by law societies and universities, 17 from Community Councils area. Legal assistance in civil cases. Future funds: Special Revenue-Sharing?

6. Mission Language and Vocational School - 2929-19th St.,; ph. 647-3650. Board of Trustees: 12. Night classes in English as a Second Language (ESL). Future funds: Special Revenue-Sharing (SRS) ?

7. Obeca/Arriba Juntos - 2940-16th St.; ph. 863-9309. Board of Trustees: 9. Increase employment. Referrals for health, legal and education problems. Future funds: SRS?

8. Mission Contractor's Association - 2451 Harrison St.; ph. 648-8875. Board of Directors: 15: 10 by MCA Board, 5 by MMNC Board. Technical assistance for minority contractors and construction workers to obtain more work. Future funds: Self-sufficient, non-profit corporation?

9. Social Services Planning - 2922 Mission St.; ph. 282-4100. Policy advice from MMNC. Information and referrals on social services. Increase surplus food distribution. Get people off welfare. Future funds: SRS?, Dept. of Social Services?

10. Mission Community Legal Services Firm, Inc. - 2922 Mission St.; ph. 647-3140. Board of Directors: 15: 5 youth, 5 professionals, 5 parents. Legal assistance in criminal cases. Future funds:SRS?

11. Mission Neighborhood Physical Development - 1292 Potrero; ph. - 647-6237. Advisory Board: 9: 3 by Centro Latino-CYO, 3 by Rec-Park Dept., 3 by MCO. Provide gymnasium and sports program. Future funds: Rec.-Park Dept.?

12. Consumer Advocate Project - 2701 Folsom St.; ph. 648-7580. Policy from and administration by S.F. Neighborhood Legal Assistance Foundation. Consumer information and legal aid for those with English language problem. Future funds: SRS?

13. Mission Education Project - 2922 Mission St.; ph. 825-5333. Advisory Board: 11: 4 by MMNC, 3 by Mayor, 4 by Board of Education. Increase parent's participation in schools; help students with English problems; tutoring, recreation and bi-lingual programs. Future funds: MEP funds and activities ended in July, 1973, S.F. Unified School District may fund all or part of MEP.

Appendix G

Non-profit Community Improvement Organizations.

There are several non-profit or voluntary organizations in or near San Francisco which can help in neighborhood improvement. Those groups should be used by MCO, other Mission Community organizations and Mission Model Cities corporations or their successors, to the maximum possible extent.

Below are brief descriptions of some of the better known, voluntary community improvement organizations.

1. Bay Area Institute - 604 Mission St., San Francisco, CA. 94105 - ph. 986-5690.

The Bay Area Institute will provide or research, free of charge for individuals or community groups, information on Federal government spending, particularly how defense and foreign aid spending affect domestic programs and economics.

2. Common Cause (California Chapter) - 2152 Union St., San Francisco, CA. 94123 - ph. 346-7600.

Common Cause is a national organization, with state chapters, which acts as a citizen's lobby to gain more honest, open national government, beneficial to the majority of citizens and their environment. Annual membership in Common Cause costs $15 and entitle one to attend their regular meetings on national issues and legislation and to receive 10 issues of Report from Washington.

Common Cause has recently been involved in legal action to obtain the release of Federal funds appropriated by Congress for programs in housing and community development.

3. Community Design Center - 215 Haight St., San Francisco, CA. ph. - 863-3718.

In the past, the Community Design Center, operated by the University of California (Berkeley) Extension Center (55 Laguna St., S.F.), has done architectural and urban design studies and drawings for MCO and other Mission Community groups, with regard to the possible improvement of Garfield Square.

The Mission Community should use the Community Design Center to do urban design proposals for parts of the Inner Mission not dealt with in detail by MHDC, City Planning Department or other voluntary community improvement organizations, such as SPUR.

A major Mission Community group might ask the Community Design Center to propose urban improvements for South Van Ness or Valencia Sts. which have suffered much urban blight. To have any meaning, the design work should be done together with economic development studies and improvement proposals. The economic studies might be done by UC graduate students working with the design students.

If funds ever come through for any major or minor parks in the Mission District, the Mission Community might ask the Design Center to do the park designs in conjunction with major Mission Community groups and the Rec-Park Department.

4. SPUR (San Francisco Planning and Urban Renewal Association) - 126 Post, San Francisco, CA. 94108.; ph. 781-8726.

At community request, SPUR can provide the following services to San Francisco neighborhoods: urban design and planning proposals; information on governmental activities related to urban planning, housing environment, economic development and funding; and aid in securing those funds or programs.

SPUR sometimes uses university urban design students to help neighborhoods work out their plans. SPUR will review and provide at community request, suggestions for neighborhood improvement plans.

5. San Francisco Study Center - 1095 Market St. (mailing address: P.O. Box 5646, San Francisco, Ca. 94101. ph. 626-1650.

The Center, a non-profit, non-partisan research organization, reports in a monthly Newsletter, on new regulations, community programs, funds, organizations and agencies in San Francisco neighborhoods, the City government and to a lesser extent, the State and Federal governments.

Any Mission District resident or community group, with questions about City, State or Federal legislation, programs or possibilities for improved services to the Mission Community, should contact the S.F. Study Center and also inquire about subscription rates for the Newsletter.

6. Stanford Community Development Study (at Stanford Research Institute).

Since 1971, with grant #GI-29925X from the National Science Foundation, urban planners and political scientists at Stanford University or the Stanford Research Institute, have worked with Mission Coalition Organization on the Stanford Community Development Study. Presently, Steve Waldhorn, director of the Community Development Study, is studying the evolving private and public housing programs and how they could effect the Inner Mission. The Community Development Study can provide, through the MCO-SRI Task Force, valuable information on City, State and Federal housing and community development programs; legislative backgrounds of key government officials and historic preservation and history in the Mission District. Contact MCO or Mission Model Neighborhood Corporation for further information.

A complete set of the Community Development Study reports, through June, 1973, is available at the Mission Branch Library, 3359-24th St.

APPENDIX H - PART I

INNER MISSION DISTRICT FEDERAL AND STATE REPRESENTATIVES.

March, 1974.

A. Federal

1. Senators - Federal Building, 450 Golden Gate Avenue, San Francisco, California 94102.

   a. Alan Cranston - phone: 556-8440.
   b. John V. Tunney - phone: 556-4000.

2. Representatives (Congressmen). Federal Building - 450 Golden Gate Avenue, San Francisco, California 94102.

   a. Philip Burton, 5th District.
   b. William S. Maillard, 6th District - phone: 556-1333.

B. State

1. Senators.

   a. Milton Marks - California Building, 350 McAllister Street, San Francisco, California 94102 - phone: 557-1437.

   b. George R. Moscone - California Building, Annex, 340 Van Ness Avenue, San Francisco, California 94102 - phone: 557-3965.

2. Assembly.

   a. John L. Burton, 16th District - 350 McAllister, San Francisco, California 94102 - phone: 557-3616.

   b. Willie L. Brown, Jr., 17th District - 315 Van Ness Avenue, San Francisco, California 94102 - phone: 557-0784.

   c. Leo J. McCarthy, 18th District - 350 McAllister, San Francisco, California 94102 - phone: 557-2662.

APPENDIX H

PART II

FEDERAL CONGRESSIONAL

AND

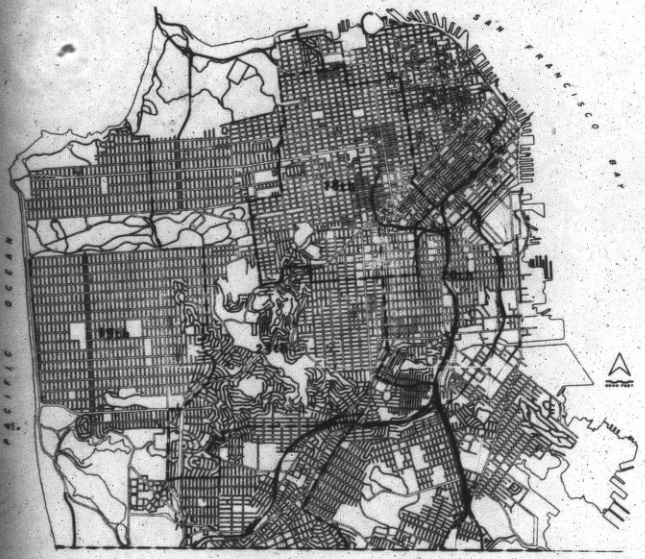
STATE ASSEMBLY DISTRICTS

As of March, 1974

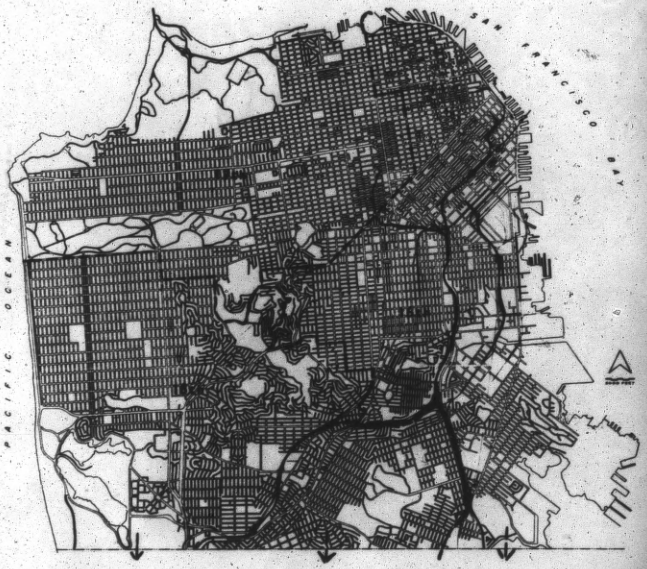
&

After January, 1975 *

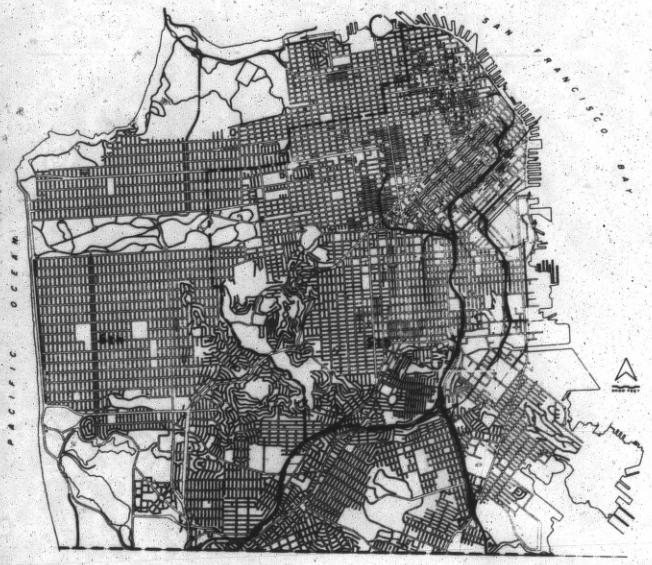
* Following maps of Federal and State legislative districts provided courtesy of Assemblyman John L. Burton, through his Administrative Aide, Angie Alarcon, February, 1974.



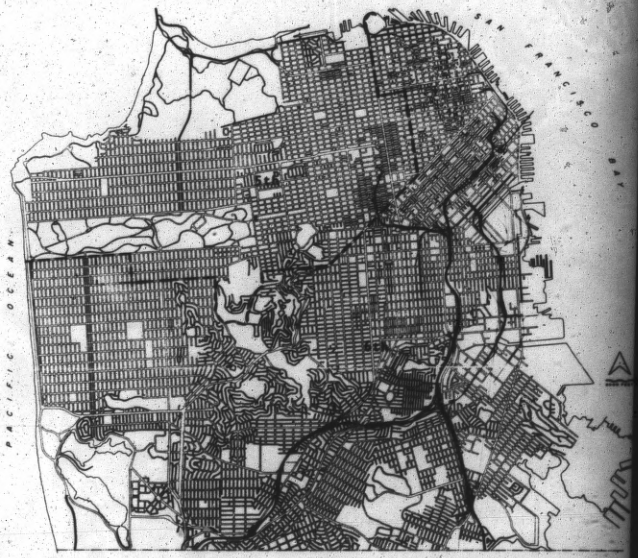
State Assembly Districts
San Francisco
Before January, 1975.



State Assembly Districts
San Francisco
After January, 1975.



Federal Congressional Districts
San Francisco
Before January, 1975.



Federal Congressional Districts
San Francisco
After January, 1975.

S.F. DIST. MISSION. RENT CONTROL

SAN FRANCISCO DISTRICTS

MISSION. RENT CONTROL

Defend the Mission 7
Rent Control Now

Last summer, at the height of several organizing efforts- a rent control campaign in the Mission District, the drive for Proposition P, and the John Ross for Supervisor Campaign, the police instigated a brutal act of political suppression in a clear attempt to harass and destroy these campaigns. On August 6, 1967, the S.F. Police illegally entered, beat, gassed with Mace (the first time it had been used in the City) and arrested ten people at a draft resistance fund-raising party, including members of the S.F. Draft Resistance Union, the Mission Tenants Union, the Progressive Labor Party, and the Black Anti-Draft Union. THE ATTACK ITSELF DIRECTLY FOLLOWED AN AFTERNOON DEMONSTRATION AT THE MISSION POLICE STATION PROTESTING POLICE BRUTALITY.

This week seven of these people are on trial facing one to ten year sentences for felonious assault on police officers. The defendants and their lawyer were jailed and held in contempt of court, as the pressure was suddenly put on by the "city fathers" and their loyal son, Judge Karesh to railroad the case to trial. They have used every trick in the book to stifle the legal recourses of the defense.

It is no accident that this trial comes at a time when an ever-growing rent control struggle is being waged throughout the city, in which the defendants are very actively involved, and which threatens the interests of these same city fathers; similarly, it was no accident that the police attack last August came at the height of the Ross for Supervisor Campaign, an independent electoral effort which was beginning to organize people on a local level in the same way as the present Peace & Freedom campaigns.

Just as in the Huey P. Newton Trial, the defendants have been prevented from raising political issues, and the judge has made it clear that he will not allow this to be a political trial (while, himself, making lengthy speeches on the need for "law and order"). We must learn a lesson from the Huey P. Newton case- we must use every attack to build a stronger movement.

The message is clear. As soon as effective organizing begins, the attacks will occur. An attack like this is a challenge to the very right to organize against the injustices of this system. They hope to tie us up in court and in jail. So instead of asking people to work directly in our defense, the defendants ask that people work doubly hard on petitioning for the rent control campaign. We are, however, asking everyone to participate in one strong show of solidarity. Defend the Mission Seven - John Ross, Eric Johnson, Nelson Medina, Larry Larsen, Earl Randle, Steve Gendel, and Steve Morse.

DEMONSTRATION * WEDNESDAY, JULY 31 * 12 NOON

HALL OF JUSTICE STEPS * 7TH & BRYANT STS.

United Resistance Fund

S.F. DIST. MISSION . SCHOOLS.

SUPERSEDED, DEFERREN

SAN FRANCISCO DISTRICTS

MISSION. SCHOOLS. NEWSPAPER REFERENCES

SCHOOL NO. 7 - MISSION DOLORES

Established: Feb. 10, 1852

*379.794 Sa52m p.124

S. F. BUILDINGS

Card II.

MISSION GRAMMAR SCHOOL

$45,000 damage to school and equipment Apr. 13, 1906.

*352 Sa52:5 56 p. 714

S. F. BUILDINGS

Schools Mission High (New)

Address: 18th & Dolores Sts.
Architect: John Reid Jr.
When Errected:
Height:
Cost:

*720.5 Ar24
v.89, Aug. 1927, p.83-5
v.64, Mar. 1921, p.53

*f720.5 P11 31
July 1927, p. 53

schools S. F. BUILDINGS

SCHOOLS. Mission High.

Mission High homecoming to recall first 50 years. Initial class began studies in grammar rooms; many of City's great and near-great among alumni... By Dorothy Walker
S.F.News: May 16,1946 p.3

SAME: [redacted]

SAN FRANCISCO TRAYS RCS MAY 1 5 1946

MISSION HIGH SCHOOL

Erected:
Location: Temporary quarters in Horace Mann Grammar School. Purchased in 1896 for $52,500

*352 Sa52:5 47 p. 1193

S. F. BUILDINGS

Schools. Mission. Alumni Assoc. Formed. 1957.

1. Mission High alumni form association.
   S.F. Chron. June 6, 1957, p.16
   S.F. Clippings, vol.7, p.7

SAN FRANCISCO TRAYS

School Mission High
Closes its doors. Racial tension.
Chron Sept 29, 1966 p.15 c.1

SAN FRANCISCO TRAYS

Mission High School. Riots.

1. Meeting to halt violence at Mission High.
   SF Exam. April 18, 1968. p. 3. c. 1.

S.F. Schools. Mission High

1. Suit to OK leaflets at Mission High.
   Chron. Oct. 31, 1969, p.2, c.1

Schools. Mission High School. 'Career Center'.

1. Career help for students at Mission, 'Room 222'.
   SF Progress. Dec. 1, 1970. p.1. c. 5.

Schools. Mission High. 'Drastic Change in curriculum'.

1. Mission High School may be run like college.
   Exam. Aug. 3, 1971. p. 6. c. 4.

Schools. Mission High. Drug arrests.

1. Mission High drug arrests -- 2 girls , 3 boys.
   Exam. Feb. 13, 1971. p. 3. c. 3.

Mission High School. Anti-War Leaflets

1. Anti-War Leaflets at Mission High.
   Chron. Oct. 29, 1966, p.1, c.2

Mission High School
Mission principal OKd shift. E. Kemp Frederick.
Exam. Feb 14, 1967 p. 3 c. 8

Mission High School
Adult patrols for Hmssion High.
Exam May 17, 1967 p. 6 c. 1

Arson and 'anarchy' in S. F. schools.
Chron May 17, 1967 p. 1 c. 8

Tense quiet at Mission High.
Exam May 18, 1967 p. 3 c. 1

SAN FRANCISCO TRAVE

Schools. Mission High.

1. Group pickets Mission High.
   Exam. Sept. 23, 1968. p. 14. c. 6.
2. Teachers picket over transfers.
   Chron. Sept. 24, 1968. p. 5. c. 1.

Schools. Mission High. Stabbing.

1. Two knifed in Mission High School fight.
   Exam. Nov. 5, 1968. p. 1. c. 2.

Schools. Mission High.

1. Violence erupts at Mission High.
   Exam. Jan. 25, 1969. p. 1, c1.
2. Parents want police protection.
   Exam. Jan. 26, 1969. p. 1. c. 4.
3/ Cahill rejects plea for Mission High police guard.
   Chron. Jan. 27, 1969. p. 6. c. 3.
4. Police halt violence at Mission High.
   Chron. Jan. 28, 1969. p. 1. c. 3.
5. Mission High tense at graduation.
   Exam. Jan. 28, 1969. p. 1. c. 1.

Schools. Mission High School.

1. 3 arrested in Mission High strike call.
   Exam. Jan. 29, 1969. p. 4. c. 6.
2. 17 Demands by Mission High group.
   Chron. Feb. 5, 1969. p. 1. c. 4.
3. 34 arrested at Mission High.
   Chron. Feb. 6, 1969. p. 3. c. 1.

S.F. Schools. Mission. 'Mission Possible'

1. An exciting 'Mission Possible'.
   Chron. May 11, 1970, p.36, c.1

Schools. Mission High. Nov. 12 celebration in auditorium.

1. Mission High's gala 75th jubilee year.
   Exam. Oct. 27, 1971. p. 44. c. 1.
2. Alumni hijinks at Mission High.
   Chron. Nov. 13, 1971. p. 4. c. 4.
3. Mission High has 75th jubilee reunion.
   Exam. Nov. 13, 1971. p. 3. c. 1.

Schools. Mission High.
1. Students, faculty--Mission votes to move to Poly for earthquakeproofing construction
Chron. Nov. 30, 1972. p.6.c.6.

Schools. Improvement for Mission Schools.
1. $700,000 won for Mission Schools --improvements.
Exam. Jan. 21, 1972. p.1.c.5.

Schools. Mission High.
1. How Mission High tackled its problems
Chron. Feb. 12, 1973. p.7.c.1.

Schools. Mission High.

14 cited in school vandalism--gym in shambles during earthquake proofing
Exam. Feb. 22, 1974. p.2.c.3.

SCHOOLS. Mission High. murals

1. When great city was only Indian church; mural for Mission High school painted by WPA artists (illus only)

SOURCE? Date?

[redacted]

SAN FRANCISCO TRAYS

MISSION & MARY STREET COSMOPOLITAN PRIMARY

Location:

School transferred to Ewing Primary in 1881.

17-18

*379.794 Sa52r p. 83

S. F. BUILDINGS

SCHOOLS. MISSION HIGH

What's on at Mission High
Exam & Chronl Oct. 30,1983 p. A1 Scene/Arts

S.F. Schools. Mission High

1. The city's oldest high school comes to life again. Exam. Dec. 7, 1977, p.A-1

S.F. Schools. Mission High

1. Hoopla fetes rebirth of Mission High.
Examr. Dec. 3, 1977, p.4, c.1

MISSION HIGH SCHOOL.

Mission High's flexible scheduling to be a fling of the past
Exam. Feb. 20, 1980. p.A1.c.1.

SCHOOLS. MISSION HIGH

Mission High alumna to induct Wall-of-Famers Nov. 19
SF Progress Nov. 11,1983 p.A4, c.1

-S.F. DIST. MISSION. SELF PORTRAIT —text

SAN FRANCISCO DISTRICTS

MISSION. SELF PORTRAIT

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JAN 16 1961

A Self-Survey

by the

MISSION NEIGHBORHOOD CENTERS, INC.

362 Capp Street

San Francisco

VA 4-7002

F O R E W O R D

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This report is the story of Mission Neighborhood Centers' first community service project. This project was a survey of our own community. It was done as a basis for providing better services to the people living in this community. During the past eighteen months, we have helped the people and institutions of our area look at what is happening and needs to be done, this we have called a "Self-Portrait" - a picture of the Mission District. With our limited resources, we were able to undertake a comprehensive study of living conditions and social problems. We could not pursue the intensive examination, which precise scientific investigation requires; however, the impressionistic Self-Survey approach has provided us with a basis for planning our programs and extending services to the neighborhoods.

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JAN 16 1961

The results obtained in this endeavor were made possible by the enthusiastic support and generous assistance of many individuals and organizations. The services of our staff were supplemented by the cooperation of over three hundred volunteers. To all we extend our deepest appreciation. It is our sincere hope that this project will prove to be instrumental in charting a new course and bright future for the Mission area.

John Austin
President

November 21, 1960

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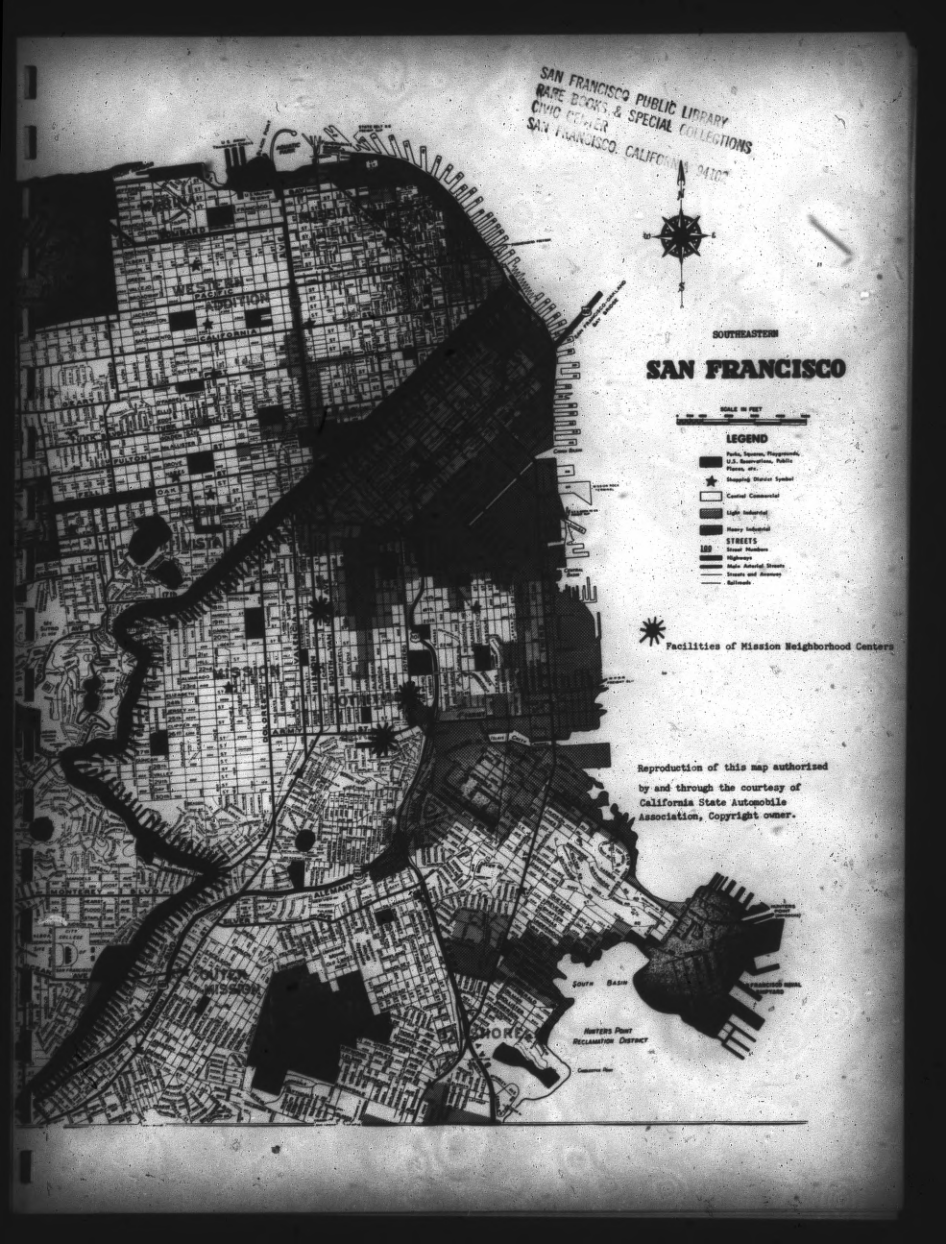

The Mission District

A Bird's Eye View

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SPECIAL COLLECTIONS

San Francisco! Population 742,855.

San Francisco an envied city....a smug city. But what is San Francisco? The individuality of our city, almost legendary in the United States....and the world, is compounded of items such as the San Francisco fog, the cable car, busy Market Street, the water front of the Embarcadero winding its way from Bay Bridge to the Golden Gate, Telegraph Hill, Nob Hill, Russian Hill and "The Mission".

Have you been to The Mission recently....this year....OR ever? Have you been to the "Mission District?" There is a Gray Line tour to the Mission Dolores almost hourly during the tourist season.

The Mission District is the Southeastern section of San Francisco, covering about twelve square miles. San Francisco's total is forty-five square miles.

There's no Nob Hill there; perhaps a view, it depends on what you call a view; there is no view that is going to raise the rent.

Who lives there? One-third of our population lives there....a quarter of a million people.

One quarter of a million laborers, workers....the backbone of our City. These people are what make San Francisco go. They keep the works running. They ride the bus, the jitney, they carry their lunch and they are not what the tourists come to see; why should they -- these same kinds of people live in their own cities.

There are no night club tours to the "Mission District". And it once in a while gives a little trouble; trouble as it comes to any district where people are crowded, are being pushed by industry, and who frequently don't speak the same language as their neighbor.

There are a lot of children with no backyards and parents who work.

We look into the mirror and this is what we see of the innerds of San Francisco.

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The Mission District is the sunniest district of San Francisco.

The Mission differs from symbolic San Francisco. Its hills are more gentle....more rolling.

It is the home of most of the City's railroad tracks. The City's docks are also found in the Mission. Industry is here and is gradually expanding. It may swallow up an otherwise residential area. If it does, all signs of the Mission forefathers' glorious past will disappear.

As one drives in Southeastern San Francisco you are struck by the fact that the area seems to be developing in two directions. It is becoming blighted. It is a potential slum. Yet....there is new building ....there is property improvement. There is much investment in homes, businesses and institutions. "Old-timers" and "new-comers" sometimes dream of a great future for the area. New ventures erupt hopefully here and there.

The restaurants, the stores and the theaters boast a familiar sign ...."Se habla Espanol". Has perhaps the ghost of a vanquished Conquistadore returned to the land once his?

The Mission District, in short, is not a homogeneous one. Except for the lack of a wealthy residential class, the Mission might well be called a small City.

Within each city, large or small, with or without a wealthy neighborhood, there is a hub....those who care for their fellow man....who care for their community....who activate the principles of human rights. This concern for the Mission District comes from many sources; one of which is The Mission Neighborhood Centers.

Shall the glories of our heritage prevail? Will a Hungarian refugee be sped on his road to mastery of our language so he too can receive that precious piece of paper saying he, along with Matthew O'Toole and Sammy Gonzales, may be called a citizen of our country? Will one fourteen year old boy find a job instead of a fight or a needle?

What are the Mission Neighborhood Centers?

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Mission Neighborhood Centers

A Historical Sketch

The Mission Neighborhood Centers grew out of the previously independent Good Samaritan Community Center, the Precita Valley Community Club Association, and the Mission Community Center. Their origins began with the terrible earthquake and fire, a devastating gang war, and the needs of single young women in the area.

The Good Samaritan Community Center, located at 1292 Potrero Avenue, was founded in 1894 by community-minded Episcopalians. After serving the downtown area it relocated on the present site in 1910 to minister to the needs of the families driven out by the fire. The building as it stands today includes a gymnasium, library, club rooms, social hall, student residence quarters, and other facilities serving the needs of the area.

The Mission Community Center was known as the "Girls Club" until 1942. It is located at 362 Capp Street. At the outset, its purpose was to assist girls in delinquency prevention and to prepare these young ladies for womanhood. The building today consists of offices, kitchens, lounges, craft rooms, gymnasium, auditorium and a stage.

The Precita Valley Community Center at 534 Precita Avenue had its beginning in 1921 after a tragic gang war killing in the neighborhood. The neighborhood formed a community agency to offer services to the neighborhood families. Their building now houses two small offices, an open backyard, a gymnasium, a stage, an arts and crafts room, a meeting room and a kitchen.

The history of these three centers parallels like organizations throughout the world. They grew and served their communities. As is true of every city and town in the country, neighborhoods change -- that part where you once played catch with your dad, is now covered with a warehouse; homes are built closer; there are more service stations and factories. As the neighborhood changes the needs of the neighborhood change. There are different races, more foreign languages, more old people in the Mission today.

Such change brought about the merger of the activities and efforts of the three Centers. A major part of their funds are received from the United Community Fund. To make the dollars go farther and serve better, it was very evident that such a merger was necessary. Now known as the "Mission Neighborhood Centers" the corporate merger took place in January of 1958. The new organization became a group of non-profit, non-sectarian social service centers.

The question now was - "How could three organizations, previously operating separately, work together to better meet the needs of the Mission District?"

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The Self-Survey

Background Glimpses

Why should it be necessary for anyone, or any community, to paint a portrait of itself. First, by painting a detailed portrait, by taking a picture, it is easier to see where improvement is necessary. We can sometimes see only by comparative photos.

There are indications which cause one to take a closer look. A few of these are:

1. growth in juvenile delinquency rates....the Mission District has the highest in San Francisco with an 85% increase between 1950 and 1958

2. increase in high school drop-outs....in one public high school a couple of years ago there were 136

3. growth of fears in the community for personal safety

4. more commercial buildings where once there were homes and families

5. deterioration of housing

6. more families and single people on the move....they don't seem to stay and raise families the way they used to

7. "I don't know my neighbors any more"

8. minority groups are increasing

9. single family dwellings have become multiple dwelling units.... crowded conditions

What will happen if the growth pattern of a community continues along these lines? Without help from within or without, it is likely that parts of this area will become a slum in a relatively few years. This can be avoided. Can the Mission area be preserved to meet the needs of people who live here. Can the energy and vitality existing in some of the area's business, social and family life be harnessed to an all out rejuvenation effort?

With advances in scientific social planning, it is no longer necessary to wait until the day when the area has become a slum to undertake debilitating and costly clearances; instead an aggressive and deliberate attack through coordinated effort can literally prevent this. Modern social-work practices have demonstrated through neighborhood centers that this momentous task can be accomplished.

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Where do you start to save a community from becoming a slum? First we look for facts. "A Self-Survey". A Survey with facts to start our Self-Portrait. Ask questions of individuals like:

"Is there an increase in juvenile delinquency in this area?"
"Is there an increase in Spanish-Americans, such as Mexicans or Puerto Ricans, in your neighborhood?"
"Are there more people moving in or out of this area?"

Whom do you ask? Ask mothers, fathers, kids standing on the corner, ask policemen, superintendents, nurses, ministers, priests. Find out why kids can't get jobs, don't finish grammar school or high school. Ask the Park Department what it is doing. Do they have a program for boys' baseball? What about girls in this same age group? Anybody got a ball club for them? The churches....what kind of activities do they have for the husband and wife who are about to divorce and divide the children. The homeless, the alcoholic on the corner....has anybody tried to help him recently? Does he go bowling once a week or to the lodge hall or could he get in if he did go?

Ask these questions....ask these people....these clubs, these organizations.

The answers give us a start and our portrait begins to take shape.

That "gang" on the corner, the boys who just stole another hub cap, are as necessary for a self-portrait as an ear or nose if you want a complete picture of yourself. This is why the Mission Neighborhood Centers took its Survey. This is why the Mission District is looking at itself and its community.

"Do we have more alcoholics than we did 10...20 years ago?"
"Why and what can we do to help?"
"Do we have more old people sitting alone in a single room waiting to die?"
"How many of them eat Thanksgiving dinner alone at Gene Comptons?"
"Do we have more unwed mothers than five years ago?"
"Does the church help them, do Women's Clubs?"

The questions were asked and we got the answers.

From the answers came the answer as to how the Mission Neighborhood Centers could better serve their people. This is why the Self-Survey, the Self-Portrait was done.

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How was it done? How do we feel the pulse of a community? How best can we diagnose its needs?

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The Study Plan

Getting Under Way

The understanding and cooperation of the community, indeed of San Francisco itself, was essential if our survey was to be fruitful. We recognized that suspicion, even resentment, would be felt towards an agency contemplating cutting services to a minimum for many months in order to study the composition and needs of its community.

Much of our initial effort went into seeking out, and enlisting the cooperation of, "top level" people within San Francisco. Interpretive interviews were held with the Board of Education, Health Department, Corrections, Mental Health Organizations, Recreation and Parks Department, Council of Churches, Archdiocese of San Francisco, private and public Health & Welfare Agencies, Political, Fraternal, and Civic Organizations. These people in turn requested their staffs, volunteers or members who were part of our community, to lend themselves to our survey efforts. The endorsement and support of the United Community Fund were of help. The Episcopal Diocese of California assisted.

We mapped our boundaries in City Planning Areas 7, 8, 9, and 10. From Twin Peaks to the Bay, and from South of Market to the City Line.

Street corner observations and interviews, home visits, office interviews, group meetings, were the methods used to obtain the facts, opinions, and impressions we were seeking. Questionnaires were filled in by our workers. The format of questionnaires varied according to needs, and in the beginning were modified from time to time as experience proved it expedient. The general content of the information sought, however, remained constant.

The Executive Director of Mission Neighborhood Centers acted as Project Director. The four members of the professional staff functioned as a team of consultants and supervisors. Approximately one hundred and fifty Bay Area college and university students and volunteers served as interviewers, tabulators, observers, and aides. The Board of Directors and Committees gave over-all direction and formulated policy. Then:

(1) facts and opinions were gathered through the use of carefully drawn and pre-tested questionnaires, revised as needed

(2) direct observations by the staff yielded information

(3) experiences of the three Centers were drawn upon

(4) experiences of Centers in other communities were utilized

(5) consultation of technical advisors from universities and research organizations was used

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The inability to secure additional funds at the end of the first year made it necessary to telescope the Survey, originally planned for a minimum of another year, into approximately three months. This meant a major adjustment. Instead of individual interviews with organizational representatives, homogeneous group meetings were held in which the Survey was explained and the questionnaires distributed to the group members. This explains why we could not contact all the organizations listed on page 8 and could not follow up all those initially contacted. Of necessity, we selected those that gave the most representative picture in the limited time available.

The interest established with executives and leading citizens proved helpful as they convened meetings within their own organizations. Moreover, projected plans to survey individual residents had to be curtailed.

The Survey was divided into three parts:

1. The "Area Needs Project" studied the need for community education and social action services.

2. The "Service Needs Project" examined the need for services to individuals and groups.

3. The "Building-Centered Project" evaluated groups previously served in terms of future needs.

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Part of preparing for the Survey was gathering from every possible source a complete rostrum of every type of organization existing in the Mission District, i.e., Youth Councils, Churches, Schools, Playgrounds, P.T.A.'s, Neighborhood Councils, Child Care Centers, Fraternal and Civic Organizations. These were sometimes relatively easy to identify. Other organizations, such as improvement associations, political, social, and nationality clubs, or storefront churches, posed problems of identification.

Commercial and industrial establishments were too numerous to include within the curtailed survey period. We, therefore, selected for survey two large neighborhood banks, two supermarkets, and one large department store as a small sample of commercial establishments.

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The Greater Mission Area abounds in organizations. We identified five hundred and thirty groups. The following table identifies these groups, tells how many we sought for our survey, and the extent of our success.

CATEGORIES OF ORGANIZATIONS	Number Identified	Number Contacted	Number of Questionnaires Received
Adult Education	2	2	2
Agencies Serving Aged	13	3	0
Child Care Centers	13	12	3
Commerce & Industry	--	5	2
Family & Child Agencies	56	16	7
Health Agencies	12	5	5
Housing & Planning Org.	5	4	4
Law Enforcement Agencies	10	4	4
Libraries	9	9	8
Mental Health Agencies	17	4	4
Neighborhood Centers	5	4	4
Other Community Groups (social, fraternal, etc.)	50	30	6
Parochial P.T.G.	24	14	4
Parochial Schools	24	14	6
Protestant Churches	71	41	40
P.T.A.	27	13	5
Public Playgrounds	48	43	43
Public Schools	49	19	18
Roman Catholic Churches	17	10	7
Service Clubs	10	9	7
Storefront Churches	53	26	20
Youth & Rec. Agencies	15	15	6
	530	302	202

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This approach gave us an opportunity to feel the pulse of the community. What was equally important, yet unmeasurable, was the opportunity for the community to become acquainted with Mission Neighborhood Centers.

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The Action Program

Working out the Details

The survey had a three-pronged approach designed to obtain:

(1) Facts - facts about the Mission District concerning housing, education, services, religion, recreation, composition of the population, social and health problems. These facts were gathered from all available sources - U.S. Census Bureau, United Community Fund, Chamber of Commerce, various City and State Government Departments. As facts were gathered, they were transferred to area maps.

(2) Knowledge and opinions of existing community service groups, public and private, civic, fraternal, business, recreational, or religious, located within the area or serving the residents of this area. Our questionnaires helped to answer these questions:

1. What is your function?
2. What are your facilities?
3. What are your organizational problems?
4. Whom do you serve?
5. What problems do you see within this area?
6. What new programs would you recommend that Mission Neighborhood Centers undertake?

(3) Opinions and impressions of individual residents concerning the problems and needs of their areas. We wanted to know what programs they would like Mission Neighborhood Centers to initiate.

From the beginning, our accumulation of facts and maps were used by the community-at-large. Agencies interested in Southeastern San Francisco used the maps as a general portrait of the area. Many different organizations were asking for our findings.

Questionnaires were used:

Section I of the questionnaires dealt with:

a. the nature of the organization being questioned
b. its structure
c. facilities
d. sources of support
e. program
f. relationship to the community

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Section II obtained the organization's opinion of possible problems in the area. Multiple choices were listed under the following groups and graded in importance from "none through serious".

child care problems	recreational problems
families with problems	neighborhood problems
health problems	anti-social behavior problems
educational problems	housing problems
employment problems	

Section III followed the pattern of Section II but sought suggestions for Mission Neighborhood Centers' programming.

Gradings from "not needed" to "high priority" multiple choice selections were grouped as follows:

family and child care services	housing services
recreational services	health services
educational services	neighborhood services
employment services	law enforcement services

To learn the social problems of gravest concern to our community, selection could be made from a list of thirty-nine social problems. Over 50% selected these:

adult alcoholism	juvenile alcoholism
juvenile delinquency	multi-problem families
broken homes	poor housing

The organizations queried suggested possible programming for our agency. From forty suggestions of various kinds of programs for children, youth, adults, and community organization, 50% or more selected the following most frequently:

data collection	sports
family counselling	small club groups
interest classes	work with "hard-to-reach" youth
neighborhood councils	work with teen-age boys and girls

Results were contrary to our expectations. We had anticipated that racial tensions, employment problems, lack of facilities for senior citizens, school and educational problems of various kinds would be frequently given as the social problems in the area. This was not the case. There were interesting instances where additional written personal comments threw light upon local opinions. Comments such as, "this does not apply in this area" or "probably only in the housing projects", indicated reactions to neighborhood problems.

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We observed, when tabulating, little relationship between the responses in the section on "social problems" and those in the section on "program suggestions". For example, a questionnaire consistently denying the presence of problems, would check as "desirable" many of our program suggestions. Throughout the process of tabulation we gained the impression that many people were unaware of the needs and problems of the areas, or tended to assess problems only in terms of personal experience or rumor.

Our Survey had its difficulties. Some were suspicious of our study, and cooperated either reluctantly or not at all. Questionnaires distributed during the latter months of the Survey were returned to us slowly, others were returned with such fragmentary information as to render them useless.

Interestingly, many people who had lived or worked within the area for years frankly admitted they knew little about their neighborhood. They had difficulty believing an agency such as ours could be asking questions such as - "What was needed?" "What would you like us to do?"

Despite drawbacks, we were able to gather a large amount of information from which a picture of our community began to develop.

The major energies, interest, and time of the professional staff, as well as volunteers, went into the study itself. Concurrent to the major effort were several sub-studies which were carried on by student volunteers. These sub-studies served to give us more intimate knowledge of life within the community. For example, in one we were able to get a fuller picture of two ethnic groups -- the Filipinos and Samoans -- who have been increasing in the Mission District. In another we identified and obtained information concerning many storefront churches. It was also possible to study the patterns of family life, and with smaller block studies learn about family composition, housing, recreation habits and interests.

The three portrayals which follow give only glimpses of what we found in the course of the Self-Survey but show some of the flavor of life in the area. These vignettes are intended to highlight the range of social conditions which exist in the Mission District. Although exhaustive studies could not be carried out, much more detailed information is on file and available on request to interested persons.

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The Picture Develops

We See Ourselves In Three Snapshots

Picture #1 - Life For The Newcomer

In the Greater Mission District live most of the City's 1,500 Samoans. One Samoan student did an intensive study of fifteen families to determine why they had migrated to the United States, whether they intended to return to the Islands, and to evaluate their social and economic adjustment. The following quotation from his study tells us of the background of these people.

> "Escape From Paradise -- From 1900 to 1950 there were very few people who had the opportunity of leaving Samoa to go to Hawaii. When these people were settled in Honolulu, they became entertainers and much involved in religious activities of a certain denomination. During this period the people of Samoa were well satisfied with themselves and happy. They had an interesting culture of their own and plenty to eat. They lived easily and simply and at a slow pace. They had good health, no economic pressures to cause worries, frustration, or uncomfortable living. They enjoyed living in the Islands and helping one another with love and understanding.
>
> There was no reason why the Samoan people wished to leave their country until after the Second World War when the American dollar affected their ways of living. The different ways of Western Civilization were introduced to them.
>
> In 1950 the country was no longer under the control of the United States Navy Department, but it was changed over to the Department of the Interior, as it is at the present time. It was this change in the form of government which caused the people to escape from "Paradise". During the years 1950-1952 the Navy Department provided transportation for these people at a low rate. Almost everyone could afford to pay his own fare. The question is why did the Samoan people leave their country?"

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Major reasons given for moving to the United States were:

Work opportunity
Educational opportunity
Service in the Armed Forces
Joining relatives in the United States
Curiosity

They said they liked San Francisco because of its:

Climate
Educational opportunities for children
Work opportunities
High wages and good living conditions

Some said they expected to return to Samoa.

Social activities include:

Church services and socials
Weddings and receptions
Parties
Funerals
Feasts and festivals

General recreation:

"The young people from the age of twenty to thirty-five are quite active in bowling, playing pool, and pingpong. They go to the bowling alley especially on weekends. Some of these people feel that working eight hours a day is good enough for recreation. Others are interested in recreation but there is no place available for them.

The youngsters usually have their recreation in school; when at home they play with other children of the neighborhood."

It must be noted that these fifteen families cannot be considered a cross-section of the Samoan community as the families were selected from active membership of selected Samoan Christian Churches. It may be assumed that these families had community roots, with family stability not necessarily present in the greater Samoan population.

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Picture #2 - Church Life

Maltese, Norwegian, Greek, Portugese, Gallic, Russian, Italian, and German are but a few of the languages spoken in the pulpits of the churches in Southeastern San Francisco. More than 50% of the churches of the area were included in our Survey. A brief summary of our interviews will contribute to our community picture.

The Protestant Ministers did not consider that their parishes served only their immediate neighborhood. They expected that their congregations would come from the City-at-large. This expectation may be a reason for a lack of knowledge and concern for their communities. Their buildings had adequate facilities for worship, but inadequate for church schools and space for recreational or community activities was meager. Some of the ministers were concerned that their congregations were dwindling and felt that as their parishioners rose in social scale they moved from the Mission District. Seven of the churches were planning to resettle. Four churches were planning to expand. The encroachment of industry, the influx of Negroes, and Spanish-speaking residents, posed problems rather than a challenge for most church groups.

Many of the ministers were interested in our Mission Neighborhood Centers' Survey and cooperated freely. Others were surprised at the implications of the inquiries on our questionnaire and acknowledged how little they knew of the lives of their parishioners, or the problems and needs of their neighborhoods. Many felt there was definite need for help in building a strong church program and wanted their churches to be a greater force in the community. Some of the churches had "social action committees" but the ministers indicated that these committees were not very active. A few of the churches used their facilities for the community-at-large, opening their doors to other community groups.

The Roman Catholic clergy were helpful in further highlighting the characteristics of the Mission District residents. Their parishes were relatively fewer in number but larger in membership - averaging over three thousand members per church. Some seemed to be well informed and sensitive to the changing social composition of the area. They are trying to ease the accommodation of the newcomers. Others appeared a bit more removed from these changes. Many of the churches reported large and active schools, lay groups and youth organizations. Their staffs were good sized and had close working relationships with church-related social welfare agencies. They offered suggestions as to how we could supplement their work. Chief emphasis was placed on problems of working mothers and need for strengthening family life.

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There are thirty-nine Storefront Churches in the Mission District serving the religious needs of our community. A "storefront" church might be defined as a religious organization meeting in a store, business building, dwelling, or garage with a visible sign on the street to attract potential members. These small churches generally are very unstable in membership; therefore, their number does not stay constant.

Our findings showed that storefront churches serve many people in terms of membership, attendance, race, and nationality backgrounds. They are often affiliated with non-major denominations and the minister of each church usually works full time in another vocation.

It appeared that these ministers were religiously motivated and gained little financial remuneration. Unlike some of the ministers in the larger denominational churches surveyed, they tended to be in close contact with their parishioners and aware of their social and emotional problems. Generally they viewed emotional problems as "sin". They considered their function to be purely religious and inappropriate for social or political problems. They tended to be unaware of possible problems within the greater area which they served, but did have opinions concerning the residents of their more immediate neighborhoods. They reiterated the findings of other ministers by tending to deny problems within their own groups, but suggested that problems lay outside of the membership. The social problems chosen as serious among their own parishioners by approximately one-half of the ministers contacted were:

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poor housing
lack of recreational facilities
unemployment

A few of these ministers considered alcoholism and conflict with law as a reason for asking a parishioner to sever connections with the church. Within the more immediate neighborhood of the storefront churches, approximately half of the ministers felt the following problems to be present:

poor housing
alcoholism
lack of recreational facilities
lack of medical care
"multiple problem" families
juvenile delinquency
adult crime
unemployment

From the point of view of community relations, stimulating interest in the needs of the area, and establishing meaningful relations for future community organization, we felt the Survey process to have been most advantageous.

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Picture #3 - Family Life

Forty-nine home visits were made to families. These studies were made by two students. One study of thirty-four families was done through the efforts of the playground directors working with families regularly using the playground. A second study was conducted on an "every seventh house" basis for a few blocks of a particular street in the Outer Mission (Area 10) and included fifteen families.

Pooling the information, we found that these forty-nine families represented many background nationalities, and races; education and earning ability; interests and leisure-time activities; including: Central American, Filipino, French, Irish, Italian, Mexican, Negro, Scandinavian, Scotch, Slavic and Spanish.

Nearly all of the men surveyed were skilled or semi-skilled workers, union members, and covered by health insurance. The incomes ranged from approximately $250 to $750 per month. Families surveyed ranged from no children to ten. One family received public assistance. Thirty-seven of the families were Roman Catholic and the majority of all these families were active church members. Over half of all the families owned or were buying their homes and only three families were reported as being "severely crowded". The majority of the adults had attended or finished high school. Although twenty-five per cent of the families were bi-lingual, nearly all spoke English in the home, especially with their children.

Television was listed as the most common form of recreation, but families with small children also listed sports, use of playgrounds, and picnics among their frequent pastimes. Movies were not given as a regular form of entertainment.

Generally these families considered their neighborhoods "nice". Five had lived in the city less than five years; six families were broken by death, divorce, or separation and health on the whole was excellent. Only two instances of involvement with the law were reported.

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In short, our two small samples tended to indicate that at least a part of our District included "typical American families" with neither more or less of the difficulties which come with daily life.

On the other hand, in another study of twenty-four families living closer to one of the Centers, we found a different pattern.

Many of the above nationalities and races were represented. In religion, half were Protestants and half were Roman Catholics, except that two families were mixed and two without affiliation.

Seventy-three per cent had health insurance of some kind. Income varied from $100 to $400 monthly, and averaged $263, secured mostly from laboring and semi-skilled jobs. A majority rented apartments or flats and the average length of time in San Francisco was 16-1/2 years, and 10-1/2 years in the Mission District. Of the forty parents, the average schooling was 9.3 years for fathers and 8 years for mothers; only 8 had completed high school.

The primary source of entertainment was television. The majority did not own autos nor belong to any club or organization except a church.

The Future

What's Next?

When all the questions were asked, all the answers compiled and analyzed, what did they add up to? Out of the large volume of facts, opinions, observations and impressions, there emerged a fairly distinct image of our Self-Portrait. The detailed brush strokes of program analysis are presented in Volume II of this report. But the broad sweeps of the Portrait give us many clues as to the form, highlights, and shadows of our community profile.

The findings suggest that there is unmistakable need for continuation of a community-supported effort in the area. The Greater Mission District faces a serious threat to its reputation as a significant factor in the life of San Francisco. There is great and urgent need to do whatever can be done to rally all the positive forces in the area behind a program aimed at preventing further deterioration and disorganization, as well as rehabilitating the problem spots. This indicates that Mission Neighborhood Centers should lend its efforts to help the Greater Mission District achieve a unity of purpose and thereby recapture the spirit which was once so dynamic a force in the whole community.

Lastly, at the end of Volume II, we present our Implementation Plan. We outline how we have begun to translate into action the results of the Self-Survey.

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S.F.DIST. MISSION. VICTORIANS.
REHABILITATIONS

Rehabilitation
see: architecture

SAN FRANCISCO DISTRICTS

MISSION. VICTORIANS. REHABILITATIONS.

SEE ALSO: ARCHITECTURE

CHAPTER I: MISSION VICTORIAN REHABILITATIONS

AN APPROACH TO RESTORATION

There is a fundamental difference between the words "rehabilitation" and "restoration." To foster rehabilitation rather than restoration implies a significantly different approach to the problem of maintaining a housing stock. Making an old, substandard, subcode, deteriorated home livable is a rehabilitation project. In short, the home is modernized. The degree of modernization depends on the condition of the building and the extent of modernization desired on the part of the owner.

A rehabilitation becomes a "restoration" when the structural alterations are done in the style of the original architectural design. Again, there are degrees of restoration. At minimum, one would add period decor to the interior and exterior. An extreme would be to remove all traces of past "bastardization" of the structure (on a Victorian, this could be tile roofing, stucco, aluminum siding, etc.) and redo the interior and facade to their original appearance. There are two ways of doing this. First, is to restore the facade with newly made replicas of the original detailing. Second, is to salvage details from demolished buildings and install them on the home that is being restored.

The "historical-purist" who wants only original period work on his home is placed in a rather hypocritical position. To truly believe in purist restoration and preservation, one should subscribe to the notion that the remaining period housing stock, in its entirety, should be maintained. At the same time, purist pres-

ervation must be discriminating. To blankly state, "no Victorian homes will be demolished," is to commit a great injustice. Firstly, the preservation advocate cannot stand in the way of progress. The development of an urban area is a dynamic process. City form is, therefore, different at any point in time. Some components of that form are more durable and adaptable to changing lifestyles. These are the forms and structures that will survive. Those that are unadaptable to the modern lifestyle or whose functions have been improved upon will be replaced. "Un-architectural" examples of this process are the replacement of gaslights with electric lights and replacement of horsedrawn streetcars first with electric trolleys and then with buses. Examples of successful architectural adaptation are San Francisco's Ghiardelli Square and The Cannery, where old factory buildings have been altered to economically profitable commercial use.

THE DILEMMA OF RESTORATION

In San Francisco, the "historical housing stock" is from the Victorian era. Recent years have shown a growing interest in this portion of the housing stock on the part of young, middle-income white families and single individuals. Often, this type of family has been moving back to the central cities and into the older housing stock. As a result, a very real fear of displacement exists on the part of lower-income people and the City officials who represent them. To a degree, this fear is true. Restoring a house almost always raises the market value of the structure. In so doing,

many of the lower-income people are priced out of the competitive market. The restoration process is also a stimulus to area regeneration. In San Francisco, this has occured on Union Street, Liberty Street, Fair Oaks Street and in the Pacific Heights District, as well as in other areas. It is significant that residential composition in the Fair Oaks and Liberty Street area remained fairly stable during the period of regeneration. One fellow restores his home, his neighbor does the same and then the fellow across the street follows suit. Soon, the tenor of the neighborhood changes. Once considered seedy and down-at-heel, it becomes a chic, fashionable place to live. In some, but in by no means all cases, the residential composition of the neighborhood is entirely transformed. Restoration assistance to the lower-income homeowners in these areas is one sure way of maintaining a healthy socio-economic mix in the area. Never-the-less, it is the resident replacement process that, in many instances, stands in the way of viable restoration programs.

THE VICTORIAN REVIVAL AS A "NATURAL" PHENOMENON

It must be asked if this restoration regenerative process is destructive to the socio-economic fiber of a city. As mentioned earlier the City is a dynamic system. In the early post World War II years, we witnessed the mass exodus of whites from the central cities to the suburban communities. Concomitantly, there was a massive influx of blacks and other minority groups into the central cities. In short, we witnessed a process of socio-economic replacement. It is true that there were many social, economic and political

factors that provided the impetus for this process. These will not be gone into here. The significant implication is that the "Victorian Revival" can be seen as the next step in the ongoing process of urban transformation.

In one sense, the Victorian revival is a reaction against the "suburban ethnic" of the 1950's and 1960's. Young middle-class couples of that period were attracted to suburban homes by easy financing terms and the lure of good jobs. They were in many cases reacting to the conditions of life in the city. It is interesting that it is their children who are reacting to the suburban middle-class lifestyle and moving back to the central city.

The movement is perhaps more significantly a response to the changing pattern of industrial location. According to theories of residential location, a household chooses its place of residence on the basis of job location. A person who works in San Francisco will obviously choose his home somewhere within commuting distance to the city. The exact location will be a response to many factors. For example, the type of home desired, the price of land, quality of community services and how far one is willing to commute are a few of these considerations. The essential point is that all considerations are made relative to the location of the job.

Recent years have shown an increasing concentration of white-collar jobs in the city. These positions are predominately filled by middle-class whites. It could then be said that whites, by moving back into the city, are following the fundamental rule of residential location . . . locate near your job.

When viewed from this perspective, it can also be seen that we are not really displacing lower-income groups on a massive scale. Heavy industry has moved and is moving out of the central city to the suburban areas. This is in part due to their capital intensive economies. For example, modern industry consumes large amounts of land. Suburban areas have larger lots, lower taxes and other attributes that make them more attractive than the central city. The result of this trend is to shift the concentration of blue-collar workers from the central city to the suburban areas. Again, this is based on the assumption that people want to live near their jobs. What housing will blue-collar workers occupy? Most likely, it will be the existing suburban stock. The replacement process reverses itself. White-collar workers move back to the city and blue-collar workers move out to the suburb. Ultimately, this will result in a more natural location of workers near their jobs.

FILTERING AND STOCK ADJUSTMENT

The housing market constantly adjusts to the changes in city-wide demand. Some areas are in the process of filtering up and others are in the process of filtering down. The result is that long-run rents in any particular area are dynamic rather than static. Thus, if an area is in the process of filtering up, the long-run rental gradients will be proportionately higher than an area filtering down or in a state of equilibrium. Districts vascillate between being high rent and low rent. Philadelphia's Society Hill is an example of an older area in its second cycle of high rents. Boston's

Back Bay and South End are areas beginning their upward cycle. At the same time, other areas of these cities have started to deteriorate thus commanding proportionately lower rents.

The implication is that, if an area begins to regenerate itself via stock restorations, new residents will migrate in and older residents may migrate out to other areas of the city. This is a natural market process. However, difficulties arise when there is a housing shortage or a generally low vacancy rate. In such cases, rents are bid up and the lower-income brackets of the population are faced with shortages. The critical parameter for the lower-income blue-collar worker will be the price of housing in suburban areas. If, in the long-run, suburban prices do not become proportionately lower relative to price increases in City stock, displacement can be expected.

The Victorian revival is only one manifestation of the trends simplestically described above. Middle-income whites are demanding housing in the central city. The portion of the housing stock most accessible to them is from the Victorian era. The phenomenon is really a traditional case of supply and demand. Interest in Victorians is a response to the demand for reasonably priced housing in the city. Seen from the broader perspective of urban dynamics, it is a manifestation of the broader trend of residential population location.

THE VICTORIAN HOUSING STOCK

The renewed interest in Victorian housing has fostered a wealth of information and research into the subject. For a listing

of these publications, the reader is referred to the bibliography. A brief summary of that information is provided below.

"Victorian," is an umbrella term for the many architectural styles that proliferated toward the middle and end of the nineteenth century. Four of the most popular styles are Italianate, Eastlake, Queen Anne and Stick. (See the bibliography for further references.) One of the most significant characteristics of these styles is the fact that they were truly "classless." In San Francisco, as in the rest of the country, one can find variations of these styles in the mansions of the Noveau Riche and in the cottages of the working man alike.

The Victorian styles first matured and gained popularity in the eastern part of the country. Interest in the styles spread via craft journals and the newly organized, illustrated architectural journals.

In the West, a new originality and individualism crept into the eastern styles. There were several reasons for this. First, Westerners lacked direct contact with the Eastern Architects. Therefore, styles were copied from trade journals and patternbooks. Secondly, the craftsmen who built these homes were exactly that . . . craftsmen and not architects. They added and subtracted from the Eastern styles according to their particular skills, likes and dislikes. The results are the intricately carved wood-frame homes that grace many of the San Francisco streets.

In terms of today's hard practicality, the Victorians are still a "good buy." Most are of sturdy redwood frame construction and have survived the 1906 earthquake, time and neglect with remarkable

durability. Many people object to the Victorian style as being too garrish and too lavish. Upon closer examination, one finds that this is not the case. It is true that on the outside, craftsmen let their skill and imagination run wild with charming results in almost all cases. On the interiors, however, Victorian homes are almost pure functionalism (Footnote Gray Kray). For example, chair moldings were put around the rooms to prevent chairs from damaging the plasterwork. Picture moldings eliminated the need to put a hole in the wall every time a picture was hung. Bronzed knockers and door knobs were used because of the material's durability. This type of functionalism is still "functional" today. Another asset of the Victorians is the largeness of the rooms, unmatched by new apartment buildings. In short, a Victorian house combines the charm of a bygone lifestyle with the functionalism desired by contemporary families.

INTRODUCTION: LIBERTY MISSION CASES

The San Francisco Junior League has catalogued the remaining Victorian housing stock in the publication, Here Today. Cases in Victorian rehabilitation could have come from almost every house listed by the Junior League. But, because of time constraints, cases were chosen from the Mission District. It could be said that the Mission has been overstudied because of its Model Cities Neighborhood designation. To an extent, this may be true. But, Model Cities involvement has created an awareness that has been translated into action by community groups and private citizens alike. For

this reason, the work that has gone on in the Mission District is an example that may be learned from and improved upon by other neighborhoods in the city.

THE MISSION MYSTERY MANSION

This architecturally unique Victorian was built in 1881 by John McMulland as his private residence. Mr. McMulland was president of the San Francisco Bridge Company. From the opulence of the interiors one can guess that Mr. McMulland was a man of means. For example, the interiors are entirely finished in imported woods such as teak and Honduras mahogany. The building was first sold prior to the 1906 earthquake. At that time, the entire basement was used as a wine cellar. Story has it that the building caught fire during the earthquake and the entire store of wine was used to put it out, thus saving the building. Over the years, the building was converted into a boarding house and allowed to deteriorate. Because of its neglected appearance, it came to be known as the Mission Mystery Mansion.

"This large home was built in the 1880's and is another combination of styles. It has a Queen Anne tower, a Gothic front window and a Moorish doorway. Look closely at its arched entryway where leaves and faces are carved from zinc." (From Walking Tour Guidebook: A Tour Leaders Guide to "Take A Walk Through Mission History," Stanford Research Institute, December 1973, Page 10.)

In 1964, the building was in such a state of disrepair that it was condemned by the city. As will be explained later, the owners won a series of extensions that managed to stave off rehabilitation

and demolition. In 1972, the elderly owners decided that the home was too expensive to maintain and decided to sell. It was sold to one of their friends who is the current owner.

The intent behind the most recent purchase was to continue operation of the building as a boarding house. Because of limited funds, the owner recognized that she was taking a risk in buying the property. The speculation was that long-run profits would offset initial losses. As she later discovered, the operation was profitable from the very beginning. A profit was realized even during the period of rehabilitation. To the present owner, running a Victorian boarding house is the fulfillment of a life-long dream.

THE REHABILITATION HISTORY

The characteristics of the property are shown below:

Zoning	R-4
Lot Size	45' x 100'
Building Area	2,500 square feet
Lot Coverage	56 percent
Construction	Wood Frame
Use	Guest House
Original number of rooms	19
Current number of rooms	32-35
Number of Stories	3 plus occupied basement

Sometime prior to the code inspection of 1964, the building was converted to a guest house. Because no permit was issued for this conversion, the guest house was technically illegal. An application for a permit of occupancy was filed with the City and renewed

in 1963 prior to the inspection. However, this application was for five guest rooms when the building, in fact, was used for nineteen. Several of these room were located in the basement in violation of both City health and building codes.

On January 9, 1964, the Department of Public Health ran its initial inspection of the premises. As the Table below illustrates, the building was seriously deficient, with 24 code violations.

Exterior Deficiencies	
Exterior weatherproofing*	Paint
Class and sashes broken in places*	Repair
Bathroom window areas subcode	Install 6 square feet windows
Interior Deficiencies	
Third floor stairway too narrow*	Replace
Hand rails on front steps missing*	Replace or repair
Front stairs deteriorated*	Replace or repair
No additional showers or bathtubs on first, second and third floors	Install accessible from the hallways.
Water closets do not designate sex*	Repair
Room heating facilities are inadequate	Repair
Obstructed fire escape exit*	Repair
Public areas not fireproofed	Improve
Cellar stair not properly enclosed*	Repair
Cellar units illegal	Remove
Floors of occupancy exceed permitted number	Reduce to three floors.
Electrical Deficiencies	
Unapproved wiring*	
No emergency lighting system	
Defective light fixtures*	

It is interesting to note that ten of these improvements (asterisked) are listed by the Tax Assessor's Office as not constituting a cause to increase assessed value. However, as noted on the Assessor's list, a combination of these improvements could cause assessment to rise. Given the extent of work needed on this building, it

is almost certain that the assessment will be raised when the work is completed. The majority of violations are minor ones that an owner could carry out himself. These violations would include for example, exterior painting, repairing broken glass, and repairing stairways. More major repairs such as room legalization, heating and plumbing would, most likely be carried out by a contractor. The electrical work must by law be done by a registered electrical contractor.

The 1964 assessment of the property was as follows:

	Assessed Value	Market Value
Land	$2,300	$ 9,200
Structure	4,350	17,400
Total:	$6,650	$26,000

As of June, 1974, records show that the value of the land has been reassessed. This was done as part of an area-wide re-evaluation. The value of the land today is 151 percent higher than it was ten years ago. This is in part due to the R-4 zoning classification in the area. Nineteen seventy-four (1974) assessments are shown below:

Land	$ 5,775	$23,100
Structure	4,350	17,400
Total:	$10,125	$40,500

As mentioned earlier, the initial Department of Public Health inspection took place, January 9, 1964, and the report was issued on January 31st. Department of Public Health's records show that on April 16, 1964, an appeal was made by the owners to extend compliance time in order to arrange financing and secure a detailed report as to the extent of restoration required. Due to numerous extensions

and the change of ownership, the rehabilitation is still not completed, ten years after the initial report.

The history of permit applications for "general improvements" is shown below. Note that only one permit was issued. This was for the June 16, 1971, application.

Estimate of Cost	Date of Application	Was Permit Granted
1. $4,000	April 5, 1962	no
2. 2,500	March 1, 1965	no
3. 10,000	April 25, 1967	no
4. 5,000	April 25, 1967	no
5. 15,000	June 16, 1971	yes

Since 1972, the owner has contracted about $25,000 worth of rehabilitation work. She would like to see the Victorian character of the home preserved as much as possible but is not willing to do this at the expense of durability and functionalism. Therefore, all new materials were used and minor deviations from the original construction techniques were made. In general, the restoration is being sensitively carried out.

The exterior of the house was restored to its original appearance. The Queen Anne tower had been covered with stucco. This was removed and the tower recovered with slate fish-scale shingles. The entire exterior was scraped and sanded. When the paint on the Moorish archway was removed, intricately detailed faces carved in zinc were exposed. They had been hidden by inches of paint. (Zinc detailing is a rather atypical technique for San Francisco. It is an indication of the expense and workmanship that went into the original structure.) The entire facade was calked and repainted by a contractor.

The owner painted the zinc detailing herself. On the front facade, the wood frame windows were refitted. They had been painted over so many times that they could not be opened. On the side and rear facades, aluminum windows were installed. The owner feels that this does not detract from the character of the house or lower its restored value. By not replacing the rear windows, she could have saved $5,000. In terms of functionalism and extending the life of the structure, this would have been a mistake.

Structurally, the house was in surprisingly good condition given the many years of deterioration. One reason for this was the quality of the original foundation and cement work. The front porch had settled and had to be jacked up and reinforced. Similarly, dry rot had caused several of the foundation bracings to deteriorate. These were replaced.

The entire roof was recovered with asphalt shingle. This was one of the first improvements made on the structure. The condition of the roof was so deteriorated that water had seeped through to the first floor of the building. This caused extensive damage to the interior plasterwork. Obviously, it was impractical to begin interior restoration while the roof was in its deteriorated condition.

The most extensive and intensive interior work completed to date is rennovation of the plumbing system. Copper piping was installed throughout the house and the seven bathrooms refurbished. Major projects yet to be completed are rewiring the electrical system and improving the heating duct system.

All of the floors in the structure are solid oak and inlaid parkay. These were stripped and refinished. Broken floor boards were replaced with wood salvaged from demolished homes. In this way, the texture and tone of the wood was more easily matched. Similar work was done on the hall and stairways. Wood paneling throughout the house was refinished. This will not only preserve the original interior appearance but also reduced future maintenance costs. (Natural wood finishes do not require as much upkeep as paint and paper.) Those areas not paneled were spackeled and painted or papered.

As mentioned earlier, the habitated units in the basement were deemed illegal in the 1964 inspection. Sometime later, they were vacated and the bathroom closed off. The new owner intends to finish the basement and use it as a recreation area.

The owner estimates that the rehabilitation phase can be completed in another two years. In addition to the restorative work, she plans to add a gazebo in the backyard, lawn croquet, a barbeque and a redwood deck.

LESSONS TO BE LEARNED FROM THE CASE HISTORY

Virtually all the work done on the house has been by contractor. In most cases the owner opens up the job for bids. She has found that it is not always best to contract the lowest bidder. When one bid has been substantially lower than the rest, the work has often been substandard. In the end, cost of rectifying inferior work is higher than that of the middle-range bid. Because of such experiences, the owner now hires only union labor. She feels that the most profitable way to rehabilitate a house is to do it yourself.

One of the more worrisome considerations in investing on Guerrero Street is the long-term effect of the R-4 zoning classification. Owners are afraid that, under development pressures, their property taxes will skyrocket. They are trying to preserve the low density character of their area and would like to see zoning supportive and protective of their investments. Reassessment is another fear predominant among owners in the area. This has been a major retardent to the rehabilitation process. People are simply afraid to invest in their homes because they cannot absorb the long-run effect of increased taxes. The owner of this building feels that some sort of tax incentive on the part of the city is needed to encourage rather than discourage rehabilitation.

Perhaps the best source of advice and information has been the Victorian Alliance. She sees this organization as filling a real need in the Victorian preservation movement. "People need pride in ownership. People have to be made aware of what they have. The Victorian Alliance makes people aware of their potential." Through the Alliance, the owner has received advice on contractors, colors, materials and most importantly, the support of people who have similar beliefs.

SUMMARY LIST OF WORK COMPLETED

Exterior

1. Removal of tower stucco.
2. Application of fish-scale shingles to tower.
3. Painting.
4. Roof replacement.
5. Window repair and installation.
6. Dry rot repair.
7. Rat proofing.

Interior

1. Plumbing.
2. Rewiring
3. Floor refinish.
4. Panel refinish.
5. Painting - papering.
6. Extermination - roaches.

SOCIAL CHARACTERISTICS

Technically, the building is classified as a boarding house. However, all the residents are either mentally incompetent or elderly, two-thirds of the residents are on welfare. Their monthly checks are sent directly to the owner. Each check amounts to about $283. From that, the owner is allowed to subtract $250 for room and board. In this case, the owner apportions only $225 and gives the rest to the tenants. The third of the residents not on welfare are charged $250 per month.

The physical and mental condition of many of the residents tended to slow the rehabilitation process. For example, many did not like to see their rooms changed and were reluctant to go to temporary rooms while theirs were worked on.

Although this may seem like a trivial sidelight, there are some very serious implications. It must be recognized that the elderly occupy a significant portion of the older and sometimes dilapidated housing stock. As studies have shown (see the work by MIT professor Sandra Howell), the elderly are very sensitive to changes in their environment. They are uncomfortable and not easily adapted to new, modern environments. From this stems the disappointment with many of the elderly housing project designs. Elderly people like the feeling of light, openness and natural rather than synthetic materials and textures. Victorians and older units often fulfill these needs better than new ones.

A worthwhile consideration would be the rehabilitation of the larger Victorians into flats or rooming houses redesigned for the

elderly. The structures are more in tune with their taste and, with functional design, suited to their physical limitations.

ECONOMIC FEASIBILITY ANALYSIS

Economic analysis in this particular case must proceed in two steps. The reason for this is that the current owner took over the original mortgage on the house. That mortgage has just been paid off and the deed of ownership transferred. A new financing schedule is about to begin to pay off the rest of the money owned on the property. The first analysis will examine the income generated during the period of original financing and rehabilitation. The second analysis will examine the situation under the proposed finance terms.

As mentioned earlier, there are two rents charged, one for a resident on welfare, and one for a non-welfare resident. The rental income is shown below:

16 rooms @ $225/month	$ 3,600/month
8 rooms @ $250/month	2,000
	$ 5,400
Less board @ $50/room	- 1,200
Total monthly income	$ 4,400
Yearly rental income	$52,800
Five percent vacancy	3,360
Adjusted rental income	$49,440

Since the boarding house is sanctioned by the welfare agency, rents cannot be raised if the owner wants to continue to board welfare recipients. Rents can be raised only if approved by the welfare agency. For the purposes of the analyses pre and post rehabilitation, rents will be assumed to stay the same.

At the time the property was purchased, the owner had $15,000 at her disposal. $11,000 of that went into a downpayment. The remaining $4,000 was used to begin the rehabilitation work. Any money put into rehabilitation beyond that point, came from profits or, in rare instances, from the owner's savings.

The purchase price of the parcel was $75,000. Note that the sub-figures given by the owner do not add up to $75,000. The $16,000 mortgage that was taken over has been paid off. The owner says that she now owes only $35,000 on the house.

The cost and expense estimates were given by the owner. Mortgage payments averaged $600 per month, or $7,200 per year. The only "questionable" figure in the analysis is that of depreciation. In both income statements, a straight-line depreciation technique was used. In this method, 1/36 of the building's value is depreciated each year. The question is whether a building depreciates while it is in the process of rehabilitation. For the purpose of this analysis, depreciation will be netted out of gross income in both cases.

The income statement is shown below:

REHABILITATION EXPENDITURES 1973

Roof	$ 5,000	
Floors (halls/stairs)	450	
Dry rot	250	
Bathrooms	7,000	
Interior paint and paper	1,100	
Exterior paint	3,500	
Plumbing	5,000	
	$22,300	Total

* * * * * * * * * * * * *

EXPENSES

Salaries	$ 600/month	$ 7,200/year
Insurance	200	2,400
Water	25	300
P.G. & E.	150	1,800
Garbage	31	372
	$1,006 Total	$11,072 Total

* * * * * * *

STRAIGHT-LINE DEPRECIATION

Total Value	$109,000
Land	- 9,200
Building	$ 99,800
Yearly Depreciation Rate	1/36
Yearly Depreciation	$ 2,772

* * * * * * *

1973 REHABILITATION INCOME STATEMENT*

	Income	Cash Flow	Expenses As A % Of Net Rents
Gross Rents	$67,200		
Vacancies	- 3,360		
Net Rental Income		$63,840	100%
Expenses			
Salaries	$ 7,200		
Board	12,000		
Insurance	2,400		
Water	300		
P.G. & E.	1,800		
Garbage	372		
Total	$23,072	$40,768	36%
Depreciation	$ 2,772	$37,996	4%
Mortgage Debt			
Payment	$ 7,200		
Interest	720		
	$ 7,920	$30,076	12%

*Note that, in the cash flow, board charges are included in the gross rent. This will not affect the net free and clear because they are later subtracted out as expenses.

1973 REHABILITATION INCOME STATEMENT - Continue

	Income	Cash Flow	Expenses As A % Of Net Rents
Rehabilitation costs	$22,300.00	$ 7,776	35%
Income unadjusted for taxes		$ 7,776	12%
Tax			
Land	$ 471.43		
Structure	355.16		
Total	$ 826.59		
Free and Clear			
Income without Income tax Adjustment		$ 6,949.41	

As shown, almost $8,000 in profit was recognized while rehabilitation was in progress. This constitutes a return of 12 percent of the net rental income. In total, the owner invested $53,292 in the property during 1973. On this investment, he received 15 percent return. Even when adjusted for City taxes, a significant profit remains.

To pay off the remaining $35,000, the owner will get the money from a "friend" at 10 percent simple interest to be paid back in ten years. Assuming bankers loan terms, monthly payments will average $292. The post rehabilitation income statement is shown below:

POST REHABILITATION INCOME STATEMENT

	Income	Cash Flow	Expenses As A % Of Net Rents
Gross rents	$67,200.00		
Vacancies	3,360.00		5%
	$63,840.00		
Net Rental Income		$63,840	100%

POST REHABILITATION INCOME STATEMENT - Continue

	Income	Cash Flow	Expenses As A % Of Net Rents
Expenses			
Salaries	$ 7,200.00		
Board	12,000.00		
Water	300.00		
P.G.&E.	1,800.00		
Garbage	372.00		
Total	$23,072.00	$40,768.00	36%
Mortgage			
Payments	$ 3,504.00		
Interest	3,500.00		
	$ 7,004.00	$33,764.00	11%
Depreciation	$ 2,772.00	$30,992.00	4%
Income unadjusted for tax		$30,992.00	49%
Tax			
Land	$ 471.43		
Structure	355.16		
Total	$ 826.59		
Free and Clear			
Income without Income tax Adjustment		$30,165.41	

In this case, even more substantial profits are realized. Not including taxes, the owner receives about 103 percent return on his yearly investment. Again, unusually high profits show even after this figure is adjusted for taxes. Profits will be reduced in the future when the assessment on the building is raised to include the rehabilitation improvements.

1,000

The second case in the Liberty Street area is a single-family Victorian, Italianate in style, built in the 1880's. It provides an excellent example of a homeowner restoring a home on weekends and in spare time. Perhaps the most remarkable thing about the case is the owner. She is a school teacher, living alone, who always had a vague notion that it "might be fun" to restore a Victorian. Besides, she had a basement full of furniture and thought it might be nice to "spread out a little." She lived for years in the area and when this particular house was put on the market, decided to buy it. She bought it without looking at a single other Victorian. Since beginning the restoration, she has become very active in the Victorian Alliance and in trying to invoke a feeling of neighborhood cohesion. She also has begun to make the interior plaster details used by San Francisco Victoriana in their restoration work. Her perceptions of restoration and the neighborhood are very illuminating.

The home is in remarkably good condition. It is one of the few period homes on Liberty Street that has not been converted into apartments or flats. One of the reasons for this is that the building has not changed owners more than three or possibly four times. The original owners had lived in the home for almost fifty years. They "died out" about thirty years ago. Since that time, about three other people have owned the property. The owner prior to the current one was an architect. He had intended to restore the building himself, but lacked the financial ability to do so. While he owned the home, a new heating system was installed and the backyard was contoured and landscaped.

The current owner took over the home eight years ago. For the first three years the building was rented. This was done to generate income that would later be used for restoration.

THE REHABILITATION HISTORY

The restoration phase was begun about five years ago. Working and restoring and building has become such a way of life for the owner that she doubts she will ever be truly finished. Part of the difficulties encountered along the way were due to her high standards of craftsmenship.

At first she had thought that a significant portion of the work would be done by contractors. But after her first few experiences, she decided to do all the work by herself and with the occasional assistance of friends. Not only did she save money, thus allowing her to use better quality materials, but she also had much better workmanship throughout the house. She found that you can't get contractors to think aesthetically. Her final conclusion about her experience was "I guess I'm just not able to cope with contractors."

She will admit that major structural work should be done by a contractor. Therefore, contractors have been used for the exterior changes, the plumbing and the electrical work.

The plumbing job alone cost $3,240. The owner recognizes now that it could have been done for less. For example, she allowed the plumber to buy the bathroom appliances and later realized that she could have obtained them for less money had she bought them herself. This particular job took virtually all the money she had set

aside for rehabilitation. She realized that without first repairing the plumbing system, she ran the risk of leakage which would ruin any interior work she attempted. The same attitude applied to the roof. A tar and paper roof was installed for $800. Again, the work was not satisfactory. The contractor's work was messy, inconsistent in quality and most significantly, did not follow the roof lines. For example, the new roof on the portico was extended down beyond the original roof line to cover some of the facade detailing. While this is not readily noticeable, the owner feels that there is no excuse for this type of workmanship.

Even though one must tolerate contracted work on major structural jobs, interior work should be done by the homeowner. Detailed interior design can often turn into disaster at the hands of an unsympathetic workman. Perhaps the best example of this problem occured when the hall and stairway floors were being refinished. Today most workman use rounded electric sanders. This technique provides few problems in a modern home. But in a Victorian, with its deep corners and spindled stair railings, the rounded sander is not as effective. Corners and hard to reach places should be done by hand. This, of course, is a very time consuming process. What often happens in Victorians is that workmen use the rounded sanders forcing them into the corners causing deep scratches in moldings and bannister spindles. Or, another common approach is to avoid the corners altogether. This latter approach was use in the case study. It cost $258 to refinish the front hall and stairway. The owner ended up redoing the entire job herself.

Both new and old materials have been used in the interior. Old moldings and doors salvaged from condemned buildings were installed on the upper floors. Where the owner could not get materials from demolition sites she had copies made herself. In the master bedroom, the owner put in authentic Victorian wallpaper - vintage 1910. The paper was heavy and therefore not very difficult for her to install. The problem is that because of its age it has rapidly faded and yellowed. On the walls only three years, the entire white background has become a pale shade of yellow.

Since the owner works on the house in the evening and on the weekends, it is difficult to cite an average time for the rennovation of a room. The master bedroom took three months of solid work. The walls, floors and ceiling were stripped, mended and refinished. New moldings were installed and the windows redone. Other rooms, worked on sporadically, take much longer to complete. At present, a new portico is being installed by San Francisco Victoriana. Also, the rehabilitation of one of the upstairs bedrooms is in progress.

LESSONS TO BE LEARNED FROM THE CASE STUDY

Basically, there are three ways to go about restoring a house. First, one can contract out to construction firms. Secondly, one can hire "moonlighters" to do the job. Thirdly, one can do the work himself. The concensus among homeowners is that if you want the work done well, do it yourself. The exception is, of course, contracting out to a very expensive custom firm. But, for the most control over what happens to your home, do it yourself, save money, and avoid bargains in contractors.

Another thing the potential homeowner should consider before he buys and restores an old home, are the space requirements of his family. For example, Victorian homes were constructed with one bathroom. To many contemporary families, this is not enough. The installation of a new one requires a lot of rearranging in a house. For example, the building being studied contains only one bathroom. The owner would like to install another. The least disruptive way of doing this is to put together two closets between the kitchen and entry hall and convert them into a bathroom. This is a major job that will have to be done by a contractor.

Perhaps the bit of advice that emerges from the case study is "don't expect things to go smoothly." It seems that inevitably, problems will be encountered along the way. But, with a little money, dedication and, most of all, patience--these can be overcome.

SOCIAL CHARACTERISTICS

As mentioned earlier, the owner's perception of the neighborhood has proved very informative. She sees really two sub-neighborhoods on her block of Liberty Street. One group consists of renters. This is a fairly transient group that does not actively participate in neighborhood affairs. She did note that those apartments with charm (the older buildings) did not have as rapid a rate of turnover as the new apartments on the block. The other group is made up of the homeowners. This is a much more stable group, willing to participate in neighborhood affairs. Actually, this neighborhood division is not surprising. It would seem that homeowners, particularly historic homeowners, would have a natural sympathy and affinity

They tend not to look beyond the newness of buildings. To develop an affinity with the old is really a matter of education. Being a teacher, the owner tried to create an awareness among her pupils. She showed the children Victorian houses and how she made the plasterwork detailing. For many of the children, this was a first introduction to architecture. The results were surprising. Many of the children came back and reported that their homes had Victorian plasterwork and moldings like she had showed them. They simply had not noticed them before.

In sum, the key to a successful preservation movement is to instill people with a sense of pride in what they have. Without pride, there is no incentive to maintain and keep up older structures.

ECONOMIC FEASIBILITY

Purchasing this home was a great extravagance for the owner. Eight years ago, the home was purchased for $33,000. Her mortgage payments are about $240 a month.

Since this is a single-family home, there is no income generated by it. Therefore, a cash flow analysis does not apply. In the case of a non-income generating property, the only way to estimate profits is by comparison with the resale values of similar type homes. (Profit is made only when the home is sold.)

The owner is lucky that the property has not been reassessed since the restoration work began. As shown below, her yearly tax on the property is $497.60.

	Assessed Value	Market Value	Tax
Land	$ 3,250	$ 13,000	$ 265.31
Structure	2,265	10,500	214.89
Total	$ 5,515	$ 23,500	$ 480.20

The fact that the owner lives by herself probably explains why she was able to finance the home and rehabilitation. Had she had to support a family on her teacher's salary, it is doubtful that the project could have been financed.

There were no financing problems when the house was purchased. The owner simply took over the existing mortgage. Before she moved in, she decided that she wanted to save a little money. So, after purchase, the building was rented out for $200 a month. In three years time, she felt she had enough money saved. At that time, she had at her disposal $5,000. This was used for the initial construction and painting.

Now that the major structural alterations are completed, the owner no longer has to embark on a job with a large amount of cash. She saves a little money out of each paycheck and works on the rooms when she has enough money saved. If she had to borrow money for the rehabilitation work, she would do so from friends rather than a bank.

CONCLUSIONS

For the purposes of this study, a detailed architectural survey has not been taken. The reader is referred to the work done by Judith Waldhorn.

Suffice it to say that architecturally, the area is one of the most significant in the entire city. It contains perhaps the most concentrated agglomeration of pre-Twentieth Century Victorian homes. For this reason, an ongoing process of rehabilitation is critical to preserve this unique character. On a larger scale, this area should be declared an architectural-historic district. At minimum, a design control district should be set up to prevent

demolition and unsympathetic rehabilitations.

A regenerative process has already begun in the area in general, and on Liberty Street in particular. Numerous homes show signs of recent facade paintings done in styles very complimentary to the original Victorian millwork. It is not known if the majority of these facade improvements were carried through to the structure interiors as well.

It is a positive good that people are showing an interest in upgrading the area. At the same time, it puts the district in a precarious position. If the period character is to be preserved, restoration attempts must be sensitively carried out. The affects of one owner's sympathetic restoration are canceled out if his neighbor undertakes an exterior "modernizing" rehabilitation. Such problems are evident throughout the area. They destroy the design cohesiveness of a street and offend the architectural integrity of the structure as well. Such situations reaffirm the need for design control.

It must be recognized that an effective design control program cannot operate in an apathetic vacuum. Residents must first be aware of the significance of their area, identify with it and have an active desire to preserve it. Awareness can come from informed outsiders. But, the identification and desire to preserve can only come from the residents themselves.

Perhaps the best way to create the desire to preserve, is on a dollars-and-cents basis. People will actively support it if they are shown that preservation maintains their property values and provides greater return on their investment dollar. Pride alone is not

a sufficient impetus to neighborhood support.

In the Mission area, several problems stand in the way of a viable preservation program. First, is the ethnic mix in the area. Each ethnic segment of the total population should be educated as to the historical and cultural importance of the group to the area and vice versa. Such information should be disseminated via the schools and other informational systems. Secondly, the area unemployment levels are above the City average. This indicates that private funds for rehabilitating buildings are in short supply. Assistance and funding on a large-scale basis will have to come from outside sources. A corollary to this issue is the problem of renters in the area. If the Mission becomes a more desirable place to live, rents will go up, thus forcing out the lower-income strata in the area. This is perhaps the most difficult problem to solve. However, the higher than average vacancy rate (assuming these units are habitable) indicates a more open housing market and lower-rent levels.

One major trend to emerge from the case studies is that people, unless they are receiving monetary assistance from a rehabilitation agency, want to avoid all contacts with public offices. One manifestation of this sentiment is to try and avoid getting building permits for the rehabilitation work. Residents on Liberty Street indicated that a significant portion of the work was done without building permits. They could not be specific about which homes were rehabilitated in this manner but were certain it was a continuing phenomena. When asked why they thought this trend existed, the response was always, "fear of higher taxes."

There are legal and financial incentives that can be adopted by the City to minimize disruption in a design control district. First, City ordinances and Codes must recognize design control as a special category. As an example, consider a design control district that is zoned R-4. Clearly, construction of highrise buildings in a single-family Victorian area defeats the purpose of design control. Zoning ordinances should be comprehensive enough to cover the protection of special districts and stringent enough to encourage the phasing out of inappropriate uses. In this example, it could also be considered that single-family units do not constitute "highest and best use" of the land. Land value, on the open market, would probably be very high. Under normal conditions, assessed values would continue to go up. To circumvent this, special assessment must be considered and the property evaluated on the basis of criteria other than market value.

The problem of low-income renters and owners has already been mentioned. The cost of maintaining a house under design control standards is almost always higher than non-control situations. One solution that would impose no additional hardship on the owner is as follows: in cases where the building is subcode, the owner would pay the costs of bringing the building into compliance under non-design conditions. Any costs over and above this minimum rehabilitation would be deducted from that year's property tax. Similar deductions would be taken out for any additional facade treatments and alterations necessitated by the special designation. In this manner, the financial hardship on the owner is reduced. Since

increased ownership costs would be suppressed, the incentive to raise rents is also minimized.

Another approach to the financial issue is not to raise assessed structure value when improvements are made (until the time the building is taken over by a new owner). In this way, the market value of the structure is increased while taxes stay the same. Although owner savings are not proportional as they were in the first case, in the long-run, profits might be greater.

It could be argued that the City would be losing revenue in the above situations. From a purely monetary standpoint, this is true. However, the public benefit that comes from the maintenance of these areas must also be considered. If preservation is seen as a positive public good, the City is losing very little.

—S.F.DIST. MISSION. WALKING TOURS —

SAN FRANCISCO DISTRICTS

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Inner Mission Victorians

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Walking Tour 5

"It is every year becoming plainer that the Mission is not to have fine residences. It reached its ultimate efforts in that direction in 1869 and 1870. Large residences are a mistake here." So predicted the Real Estate Circular in December 1883. This magazine, which was the Bible for real estate and banking people during the 1800's in San Francisco, proved to be wrong--as shown in the homes of the Inner Mission along South Van Ness Avenue. Many are still intact, crowded by apartments, industry, and gas stations, still others are gone. But Walking Tour Number 5 provides a poignant glimpse of the past glories and the current problems of Inner Mission Victorians.

South Van Ness was originally called Howard Street, named for William Davis Merry Howard. According to the South of Market Journal, April, 1927, Howard was "one of the earliest and most generous of pioneers...who came to San Francisco in 1838 from Boston." Howard, the first president of the Society of California Pioneers, was described as "a large property owner, an upright and progressive citizen."

During a street rechannelization program in the 1930's, Howard Street south of Fourteenth was renamed South Van Ness Avenue, of which it was a logical extension. The name was that of yet another illustrious early San Franciscan. James Van Ness was the Mayor of the City from 1855-56, and he authored the Van Ness Ordinance, which was instrumental in settling disputed land titles west of Larkin Street.

Along Howard Street was the first Irish settlement, proclaimed by early balladeer Tom Leary, in "Tar Flat Ballad": "That's where the Irish do abound; you will see some queer places and oft times familiar faces, if you go there on a Howard street car." Howard Street "in the days of its youth and glory was inhabited mostly by people who were mostly of Irish birth or parentage, and all of Irish sympathies," according to San Francisco Thoroughfares.

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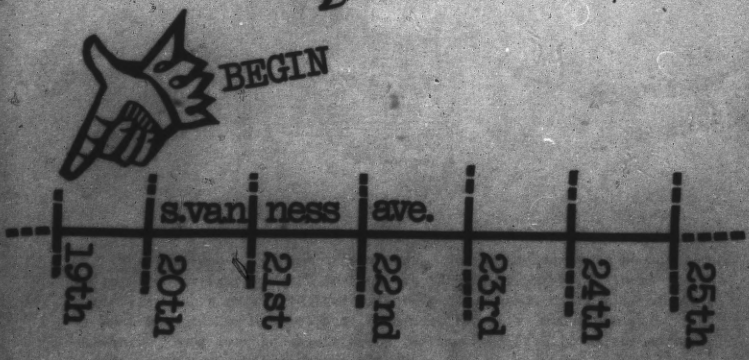
Still another name for the neighborhood was "South of the Slot," named for the "slot," or trolley car tracks. The place even had a neighborhood anthem:

Over on Mission Street, memories tell
Stories of people who came there to dwell...
Homes of the Olden Days;
Tears dim the golden haze;
Threnodies up from the heart seem to well.

Here lived the women and men of the town
Who builded a city and never looked down;
Fame beckoned some,
The world bade them come,
And others were happy without the renown.

So that is the reason each Mission Street lot
Can tell you a story of moral and plot
And whether or not
Geography's rot,
The heart of the city is South o' the Slot!

Map



Victorian Style Primer

Victorian architecture refers not to a single style, but to an historic era, which spanned the sixty-four years from 1837 to 1901 when Alexandrina Victoria was Queen of Great Britain and Ireland and Empress of India. Domestic arts, inventions and architecture flourished during her reign; in its spatial and spiritual journey from England to San Francisco, "Victorian" architecture took on new forms, incorporating the Gold Rush vitality and craftsmen's imagination which imbued early San Francisco.

Learning about several local styles will make a "Walk Through Mission History" more interesting. These houses are on South Van Ness; use them as examples to recognize Victorian Styles throughout San Francisco, heralded by their ebullient wooden embellishment and abundant variations.

The Italianate was one of the first Continental forms to be adapted by local woodwrights. This cottage, at 1272 South Van Ness, shows an early variant, a small Italianate flat-front cottage. This kind of home is much seen in the Mission and throughout the City. When you walk elsewhere, look for the same stately feeling and false front, or cornice, but often in two or three-story buildings.

This home at 1060 South Van Ness is a later Italianate, larger, with more ornate details. The cornice brackets, quoins and Corinthian columns on the portico--or front entryway--are classic elements of this variant of the Italianate style. Another common feature is the slanted bay window, thrust out at an angle from the front of the home. There is some controversy about the purpose of these bays: some say they were to increase light in foggy San Francisco. Yet the Inner Mission is seldom grey, and similar bay protrusions are found in wooden Victorians in sunny cities, from Cape May, New Jersey to San Jose, California. The Victorian custom of heavy drapery to shut out light also makes this explanation a suspect one. Still others say the bay windows were used to increase floor space.

a Corinthian column

... the carvings represent acanthus leaves.

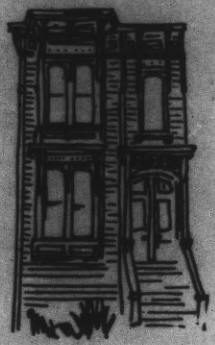
square bay windows

stick-work outlining frame and windows

Victorian San Francisco provided a felicitous amalgam: the abundant and malleable local material, redwood; both well-to-do and middle-class families prosperous enough to afford elaborate homes; and inventive woodwrights with the lathes, jig-saws, shapers, and other millwork machinery which could mass-produce much of the woodwork used to embellish the interior and exterior surfaces of San Francisco Victorian buildings.

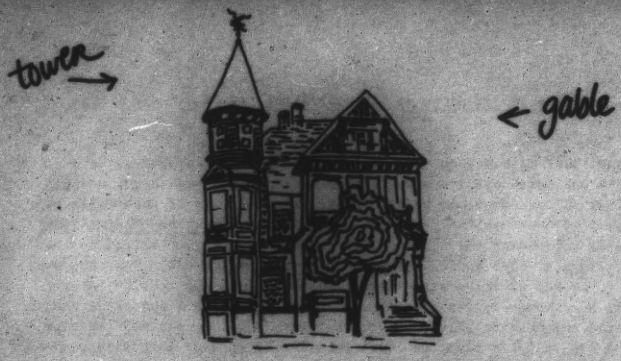
One result was the important variation shown here, at 1470 South Van Ness. This "Stick" Style is named after the machine-produced stick-work, also called "strips," which outline the windows and framework of the house, both to strengthen its wooden "balloon frame" construction and to give emphatic, bold style to its outline. This house is an early example of a simple Stick Style structure, with an unadorned hood covering the doorway.

an Ionic column ... the twin spirals represent a ram's horns or a whelk shell.



An important, if albeit reluctant, influence on San Francisco Victorians was Sir Charles Locke Eastlake, a British furniture designer and interior decorator. His manual, Hints on Household Taste, was a many-editioned volume much read by persons in England and in the United States. The pedantic Sir Charles cautioned moderation and taste in decor, eschewing the overly-ornate, the vulgarly excessive, and the unrefined. An irony of American adaptation ensued: the Eastlake influence became renowned for its excess. While in his celebrated volume, Eastlake warned against "vulgar and commonplace" woodcarving--"inappropriate...spiritless in design and always worthless in execution," in San Francisco, the Eastlake "style" became embodied by representative woodwork--fruits, maidens, animals, flowers, and all manner of abundant adornment. Some of the elaborations of the Stick-Eastlake style are shown in this house at 1176 South Van Ness.

an anthemion, a decoration used in ancient Egypt. See it over the Three Pals club, 19th & South Van Ness.



Queen Anne ruled England from 1702 to 1714, a time of intellectual and artistic activities. Swift, Pope, and Defoe were writing, while clerical and domestic architects, led by Sir Christopher Wren, produced in stone and brick a rich elegance still recalled throughout England.

During the Victorian era in England, a British architect, Richard Norman Shaw, rebelled against gloomy and foreboding buildings. He countered with a picturesque style called "Queen Anne," here demonstrated by 1348 South Van Ness. With its round tower, steep gable, and varied texture--produced by shingles--this house represents the essential elements of the style named for Queen Anne, even though it little resembled domestic architecture during her reign.

In the 1890's, the towered Queen Anne style underwent another alteration. The tower was abandoned, and the steeple gable assumed more prominence, as shown by this home at 1142 South Van Ness. The same varied texture is apparent in this building, achieved by shallow plaster floral festoons called "rincesaux." This Queen Anne sub-type is less common in the Mission District, but a frequent sight in the Haight-Ashbury and around Alamo Square.

An Early "Artistic Home" on South Van Ness

While the real estate circular may have declared in 1883 that the Mission would have "no fine residences," some of San Francisco's affluent families made it their home in the following two decades. In 1887, the weekly San Francisco Newsletter decided to advertise the City through a series called "Artistic Homes of California." The purpose of this booster enterprise: "The false impression prevails...that this is a city of wooden houses, of that peaked-roof class such as were built in the early days, that it is built on a sand hill over a lot of rotten sewers and if it were not for the wind and dust that comes tearing through the streets every afternoon to blow the disease away, we would all die...To correct this false impression...the Newsletter will commence publication of a series of 'Artotypes'."

They carefully explained that Artotypes--photographs--were used because they were more believable than an artist's rendering. "In this undertaking, we ask only one thing...send the Newsletter abroad and show them what we are made of...We have room for a million more people and so up, friends, and with a judicious movement, show we are not a lot of barbarians on the outskirts of civilization."

One of the earliest "artistic" homes, no longer there, was the residence of Mr. J. D. Spreckels, of the sugar family, on the southwest corner of 21st Street and South Van Ness. The Newsletter description of the neighborhood tells why people were beginning to build "South of the Slot": "...That portion of the City known as the Mission, enjoys an immunity from fogs and high winds,...the air is balmy and laden with fragrance from luxurious gardens,...glorious roses rival hothouse blooms." The Spreckels' home was a massive one, three stories high and topped with a "widow's walk" of sharp-pointed wrought iron cresting. The house was Italianate with a semi-mansard roofline and peaked dormer windows. A large columned portico framed the entrance, topped with a balustrade.

The Newsletter described the interior of the Spreckels' home in great detail: "The residence...occupies a third of the block, standing in the centre of grounds brought to a high state of cultivation. A marble walk leads from the sidewalk to...white marble steps, which rise to a marble tiled platform before the massive walnut entrance door. The vestibule pavement is artistically tiled with walnut dado...and frescoed ceiling...The centre of the hall is open clear through to the ceiling of the mansard or third story, with a walnut balustrade around the second floor. The light which streams through the large stained glass skylight is diffused in mellow rays throughout the halls...The soft radiance lights up the dark-tinted walls and showing the classic figure in the frieze of the upper hall to particular advantage.

"The apartments upon the main floor...are of ample dimensions, and are separated by heavily paneled, highly polished walnut sliding doors. The first pair on the left open into the reception room, a dark tinted, velvet papered, frescoed apartment with beautiful ebony mantle. ...still further beyond is the large billiard room, finished in English oak, with dark maroon-colored velvet paper and inlaid oak floor. The ceiling is executed in a unique design, after a Mooresque star pattern in gold-raised paper and delicate moldings...

"North of the breakfast room...are the butler's pantry, the kitchen, the servants' dining room and the storeroom. In the second story are six bed chambers and two bath rooms, also, in the rear, the servants' quarters and linen room. The chambers are severally finished in walnut, Mexican mahogany and cocobolo wood...In the cellar are the laundry, storerooms, wine room, and iron meat safe built into the foundation."

The Spreckels home is gone now, replaced by a grocery store and parking lot, but some remnants of old South Van Ness remain, and many houses are being restored by new owners to their former splendor. Begin Tour Number 5 at the corner of 19th Street and South Van Ness Avenue and walk south toward Bernal Hill, which you can see ahead of you. Armed with the "Style Primer," you can recognize the basic kinds of homes called Victorians, most of which are well represented along this six blocks of South Van Ness.

The 800 block, between 19th and 20th Streets, contains both Italianate and Stick houses, interspersed with "misguided improvements": the stucco, aluminum and Johns-Manville siding which replaced Victorian gingerbread during the last half century. On the right hand corner is the Three Pals Club, a commercial establishment with a neon sign and stucco walls. However, look at the upper story, where the handsome window millwork, or gingerbread, was left when the ground floor was modernized. At the top of the window is a carved anthemion, a decoration used in ancient Egyptian and Assyrian architecture. Look for this same fan-shaped motif, said to resemble a palm leaf, on downtown commercial buildings such as the Fairmont Hotel.

Beyond the Three Pals, tucked into a handsome garden behind a palm tree is a large Italianate built in 1883 for Claus Mangels, who was a business associate of the Spreckels family. While most Inner Mission Victorian homes were the product of imaginative carpenter builders, working from catalogues and pattern books, this home was designed by Henry Geilfuss, one of the few residential architects then practicing in San Francisco. Look closely at the plain upper story; after World War I, the house was inhabited by a growing convent. Loath to disturb the garden, the Sisters had the

cornice and roof of the house sawed off, jacked it up and added a plain third story. Then they put the roof back on, like a top hat.

Its neighbor, a grey-green Italianate recently repainted, was built four years later in 1887. A few doors beyond, inspect the damage wrought by asbestos, a common misguided improvement applied to retard fire and to reduce maintenance costs. Some parts of 880 South Van Ness are intact; look at the diamond-panes under the gable and the colored glass which rims some windows. The left side of the 800 block also offers some handsome examples of Victorian San Francisco. Notice the double stick flats at 819, nicknamed "Mad Green" by its owner and tenants. A nearby home, 825, is a motley collection of millwork, with a carved triangular floral panel on the portico and many kinds of swags, moldings and decorative pieces adorning its front.

Proceed to the 900 block of South Van Ness, where between 20th and 21st Streets can be found an entire lesson in Victorian architecture, both misguided improvements and notable examples of intact wooden homes. Begin by looking to the left, at the pair of houses at 909 and 915. Originally they were probably identical in detail, both Italianates with Corinthian columns and handsome detailing. Number 915 has recently been restored, painted a soft mustard color, with a Roman numeral street number sign swinging from the portico. But look next door, where the columns were probably removed and where brown asbestos shingles have smothered the wood.

The next house on the same side is an odd one, probably built after the Victorian era, when the "classical revival" led people to copy ancient, medieval and renaissance styles. This house is Baroque, with flowing lines, scrolls and round windows, called cartouches, on the top floor, carefully carved to look like draped cloth. The next two houses offer a contrast in Victorian styles: 925 is a green and white Stick-Eastlake, while 931 demonstrates the two-story flat-front early Italianate style. Another misguided improvement is next: 943 was once a handsome Italianate, now its facade has been covered with brown stucco and its proportions have been disturbed by the windows inserted between the cornice brackets.

High on its steps looms the green and white Queen Anne at 959 South Van Ness, a handsome structure with many decorative floral panels. Its owner is restoring it completely; soon he will replace the peaked "witch's cap" which once crowned the tower. Inside the home has lavish plaster embellishments, with cloverleaf Moorish arches in the hall and plaster friezes along the ceiling, including profiles of Grecian women.

Across the street from the 959 Queen Anne stands a lone Italianate, the last remaining on its block, cowering behind its palm tree in shabby nobility. Recently its neighbor was removed, devoured by a bulldozer to make room for an expansion of the church next door, the Primera Eglisia Bautista del Sur. From this part of the block, look up and to the west, to view another contrast of Victorian and modern values. You can see two Inner Mission visual landmarks, the ten-story Bayview Federal Savings building at 22nd and Mission, and the Gothic spires of St. John's Lutheran Church, with its German cornerstone telling of 87 years in the neighborhood.

Back to the left side of the street, from 973 to 993 South Van Ness are four more examples of the old Mission District. At 989 and 973 are two similar Italianates, with slanted bay windows and Corinthian columns. Number 993 is an older Italianate, with a flat upper story and a bay thrusting out of its ground floor. The house at 977 is a later Queen Anne without a tower; it resembles two homes in the midst of the 1100 block.

As you cross the street to view the 1000 block, look right at the corner of South Van Ness and 21st Street, the former site of the Spreckels home described so glowingly in "Artistic Homes." Across the street are some simpler remaining examples: 1011 is a green Italianate whose thrust out bottom bay has arched windows, instead of the more usual rectangular ones. Its neighbor, 1105, is another Italianate, recently refreshed with beige paint. No other Victorians remain on this block, but ponder their fate as you walk past 1085 South Van Ness, 32 apartments of stucco and permastone, and try to envision what these units replaced. Across the street may be a clue: 1060 is a pink Italianate, with quoins and Corinthian columns. Just to its north, peek through the chain link fence to see the colorful mural done by the students of St. John's School. Another interesting building nearby is 1180, six "flats" with bowed, rather than square or slanted, bays, and arched entryways. Right around the corner on 22nd Street, you can visit St. John's: originally the round "rose" window was filled with stained glass, but vandals and a lack of funds forced the church to refill the space with plywood instead of glass some years ago.

Next is the 1100 block of South Van Ness. Walk on the right side of the street where the only intact Victorians remain. Those which may have graced the odd side of the street have been replaced by another gas station, a convalescent home, and various apartments and misguided improvements. From 1110 to 1126, you can see four handsome Stick-Eastlake houses, with button turnings and blue-green glass panes outlining the windows. In the middle of the block are two later Queen Annes, without towers, built in 1894. The first four Stick-Eastlake homes, and those on the rest of the block, were built earlier, in 1880, and were named the van Schroeder

dwellings, after their developer. As you walk along the rest of the block, notice the misguided improvements which offer a telling contrast to the beauty of intact pre-Quake relics.

The 1200 block, between 23rd and 24th Streets, contains few Victorians, but does have a pleasant neighborhood restaurant, where you may wish to stop. Before you reach it, glance up above the corner tavern, variously called Bob and Aggie's or the Townhouse Club, to see some fanciful wooden millwork on the two upper stories. Cala Foods and apartments take up the rest of this side, while across the street is a reminder of the pastoral life in earlier times. The small farmhouse at 1272 South Van Ness, an Italianate cottage surrounded by the remnants of an orchard, stands in an R-4 zone, for medium high density apartments. Its simple charm will probably give way to sterile stucco, heralded by its "For Sale" sign. The "Cook 'n Baker" coffee shop on the corner has a misleading name; actually, it serves reasonably priced Arab food, including falafel, round pita bread with a filling of spiced lamb and minted yoghurt.

The final block of Walking Tour Number 5 is a fitting reminder of the past of the Inner Mission and a glimpse into its Latin present. At the Paco's Tacos stand on the corner of 24th Street, look at the vivid painting on the wall, a stirring example of the murals being prepared by neighborhood artists throughout the District.

Across the street, view the Inner Mission's past, a white Italianate, with collonettes outlining the bay window, topped by Ionic capitals. In 1884, this home was built for a police sergeant, William D. Hensley, who lived there with his wife Luvina and their son. Across the street two years later was built a grand Queen Anne, recently repainted, at 1348 South Van Ness. Its owner was attorney Frank M. Stone, who had it designed by architect Seth Bobson, another of the few practicing residential architects in Victorian San Francisco. Luckily, the house has been owned by the same family for half a century, and they have taken loving care of it, preserving the lavishly-wooded interior with its ceiling fresco of the "Wahoo" bird, a glorious peacock with golden tail feathers. Look at the eagle wind vane on the tower, a recently regilded embellishment.

Further along on the same side of the street are two less lavish Stick homes. Number 1362, with its wrought iron fence and columned portico, was built in 1884. Its neighbor, 1380, was constructed in 1890 for John Meagher. Across the street, at 1381 South Van Ness, is a fitting end to the walk and to the myth that the Mission was to have no "fine residences." In 1884, the official City Architect, Charles I. Havens, built the home, which has a black eagle perched in the pediment of its portico. Around behind the home is a sagging barn with a perky cupola, a final momento of the Mission past.

The view of Mission students, who live among these homes, is especially significant, because their efforts will be an important ingredient in the preservation of neighborhood Victorians. The Mission History Project was completed last spring under the guidance of Carol Shaffer, who works through a Bothin Foundation grant given to the Ecology Center. Through this project, Ms. Shaffer helped students in several neighborhoods "to encourage them to become intelligent, loving caretakers of their City." When they previewed this walk, the students, who attended the Buena Vista Annex at Folsom and Army Streets, had many comments about Victorian houses in the Mission.

In front of the Italianate cottage at 1272 South Van Ness, Terence Hall said, "My grandmother told me they used to graze horses at that house... I would like to make a fruit orchard out of the garden and sell fruit to Cala Market across the street." Shelley Rodriguez and the Montes sisters, Laura and Beatrice, all liked the eagle at 1381 South Van Ness. The Montes girls proudly pointed out their 24th Street Victorian as the class walked by; Shelley said she wished she could live in "an old house."

At the corner of 21st Street, Leo Montalvo told the class that he had a friend who lived in the green Italianate, a dog named Bosco. He also noticed for the first time the designs and wooden brackets on Bosco's house. At 1348 South Van Ness, Soa Noa looked up at the Queen Anne tower topped by its eagle wind vane. "People used to know how to do things," she said, "It took time to build that tower. It was made by an artist. It looks just like an ice cream cone. People don't know how to build like that any more." Other students in the class, Elizabeth Rosario, Cynthia Perez, and Alvin Joe, agreed with her.

Prepared July 1974 by J. Waldhorn,
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WALKING TOUR GUIDEBOOK

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A TOUR LEADER'S GUIDE TO "TAKE A WALK THROUGH MISSION HISTORY"

Judith Waldhorn, Stanford Research Institute, 1974

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Walking Tour Guidebook

A TOUR LEADER'S GUIDE TO

"TAKE A WALK THROUGH MISSION HISTORY"

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Walking Tour Guidebook

GENERAL INFORMATION FOR GUIDES

How and Why Were the Walking Tours Developed?

In 1971, the National Science Foundation gave a grant to Stanford University to establish the Community Development Study (CDS). The CDS had two functions, to study public programs in the Inner Mission neighborhood of San Francisco and to provide technical assistance to the Mission Coalition Organization (MCO). In 1973, the project moved to Stanford Research Institute, where the two functions are being continued.

Housing was a major concern of MCO, which asked the CDS to prepare a housing plan for the neighborhood. During the planning process, CDS staff read the 1968 book, Here Today, an inventory of buildings in the City of architectural or historic merit. About ten percent of the special buildings in this book are located within the Inner Mission, a fact which both startled and pleased the community.

To help people understand and appreciate their heritage of Victorian architecture, CDS staff prepared a survey, a brief history of the neighborhood, and a slide show. These materials were used to organize the Victorian Alliance, a citizen group interested in preserving pre-Quake buildings in the Inner Mission and throughout San Francisco.

The slide show, "Historic Buildings of San Francisco's Inner Mission," was presented in many schools throughout the community and to several civic and neighborhood organizations. To encourage viewers of the presentation to investigate the Inner Mission themselves, CDS staff prepared the four walking tours in this booklet.

How Were the Walks Chosen?

Several criteria were used: the walks had to be short, because many young school children would be using the materials; the walks should contain as many examples of Victorians as possible in a concentrated area; and each walk should be organized around a central theme.

Walking Tour No. 1 was devised because Fair Oaks Street has splendid examples of many Victorian styles in only three short blocks. Almost all of the houses on this tour are now in fine condition; many were repainted during the first six months after the Tour was published.

Walking Tour No. 2 illustrates both restored and shabby Victorians. It begins at the Korean Church on Guerrero, which was destroyed by vandals. It proceeds to 23rd Street between Mission and Bartlett, a block which shows potential for a Victorian commercial cluster. The Second Hand Rose shop, at 3326 - 23rd Street, is a graceful example of the sensitive conversion of a Victorian home to commercial use. The buildings across from this shop, on the south side of 23rd Street, could be equally handsome if restored. Tour No. 2 also passes the Mission United Church, much used as a center of community meetings, festivals and workshops. The Capp Street "cluster" of Stick-Eastlake homes is another highlight.

Walking Tour No. 3 is a visual delight and was prepared to show off the bright paint and elaborate carvings on these two blocks of Liberty Street.

Walking Tour No. 4 includes two Victorian clusters, one already restored and the other with good potential for renovation.

What About the Styles of Victorian Architecture?

The term "Victorian" refers to an era, the sixty-four years when Victoria ruled the British Empire. During her reign, domestic architecture flourished in San Francisco, where imaginative craftsmen carved a whole city out of wood. The elements of the major styles are listed below, but, as the Victorian Period progressed, the differences between styles blurred. Builders, wood-workers, and owners thought nothing of using elements of several styles to create eccentric yet felicitous combinations. The four most popular are shown in the following drawings.

The QUEEN ANNE style was imported from Europe, and its round tower recalls continental castles made of stone. Most Queen Anne homes also have a peaked roof and decorative shingles, often in a "fishscale" pattern. The house on the northwest corner of Fair Oaks and 25th Street, on Tour No. 1, has all the Queen Anne elements, plus some newly gold-painted panels around the windows carved in the Eastlake manner.

The EASTLAKE style was named for the "Heloise of the Victorians," Charles Eastlake. In his book, "Hints on Household Taste," he recommended decorating virtually every surface with carved things: faces, fruit,

flowers, animals, maidens... San Francisco's carvers exulted in decoration and took Mr. Eastlake seriously. Although there are few examples of the "pure" Eastlake style, many homes in the Inner Mission have carved panels and floral swags. One of the few Eastlake houses in the neighborhood is at 387 Fair Oaks, a carved concoction recently repainted to emphasize its floral decorations.

The ITALIANATE style was copied from the villas of Italy. Its major elements are carved columns and a strong vertical appearance with tall, narrow windows and doorways. Some Italianates, such as those on 26th Street, are flat-front cottages, with the false fronts, or facades, which resemble a western movie set. Many other Inner Mission Italianates have slanted bay windows, used to increase light in a foggy City where most homes are built, on narrow lots. Both kinds are in the Hill/Lexington clusters.

The STICK-STYLE is peculiar to San Francisco, whose early carpenters mass-produced flat carved "stickwork," which was used to strengthen the exterior of wood-frame houses, as well as for a decorative effect. Stick-Style buildings also have squared bay windows, rather than the slanted ones common to Italianates. The carved flatwork punctuates the structural elements of the Stick-Style in an emphatic manner, best illustrated by the black and white paint on 210 Fair Oaks.

The STICK-EASTLAKE style contains elements of each: the often stark stickwork is softened by panels of carved flowers, scrolls or fruit. The Capp Street "cluster" on Walking Tour No. 2 was described in Here Today as "predominantly Eastlake." However, Stick-Style elements are also present in this collection of houses.

Approximate date when style first became popular in San Francisco:

Italianate	1860s
Stick	1860s - 1870s
Eastlake	1870s
Queen Anne	1880s

Source: Victorians: An Account of Domestic Architecture in Victorian San Francisco, Wesley D. Vail, 1964 (privately printed)

Drawing 1

An Italianate "Victorian"

flat front with
straight roof-line

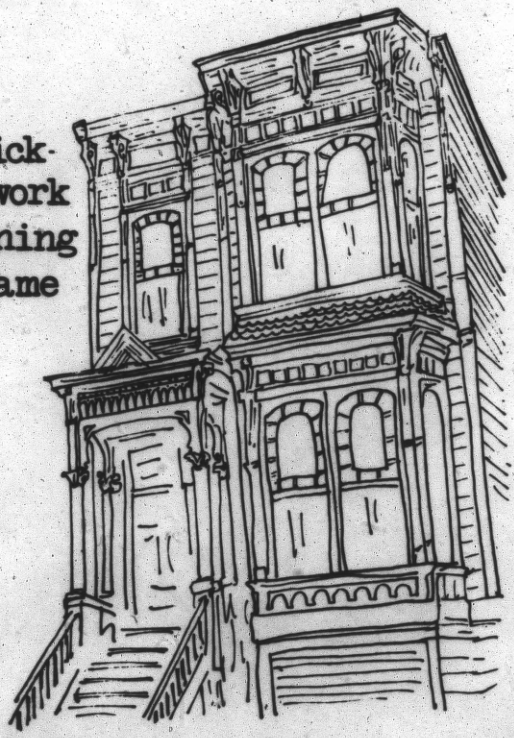
bracketed
cornice

Drawing 2

An Italianate "Victorian"

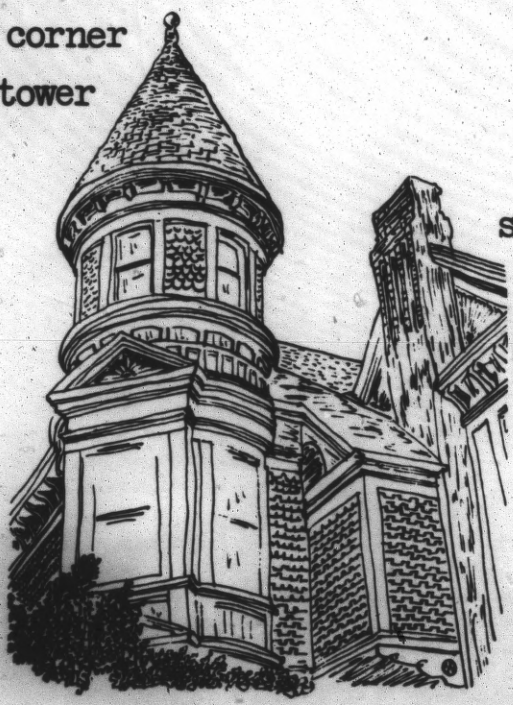
Drawing 3

A Stick "Victorian"



Drawing 4

A Queen Anne "Victorian"



Map Instructions

The following map connects the Walking Tours in a slightly capricious manner and provides a brief glimpse of Mission Street, one of San Francisco's most cosmopolitan thoroughfares.

Tour Number 1, Fair Oaks Street

Begin at the corner of 26th Street and Dolores. Go east to Fair Oaks, then north to 23rd Street, which completes the first Walk. More information about this Tour is available in the blue pages of this guide.

Tour Number 2, 23rd Street and Capp Street

This Walk connects directly with Number 1. Simply turn right onto 23rd Street and follow it to Capp Street. Then go north on Capp to 22nd Street. See the green Guide pages for more information.

Tour Number 3, Liberty Street

Because the four Walks are not consecutive, follow a wandering route between Numbers 2 and 3. Tour Number 2 ends at the corner of 22nd and Capp Streets. To begin Number 3, turn left and follow 22nd for five blocks to Dolores Street. Along the way you pass Bayview Federal Savings, on the corner of 22nd and Mission -- at eleven stories, the highest building in the neighborhood. Glance right and left on Mission Street and notice the multi-ethnic stores, representative of one of the City's best integrated communities. On Dolores Street, turn right two blocks to Liberty Street, the subject of Tour Number 3. See the pink pages of this Guide for more information.

Tour Number 4, Lexington Street and Hill Street

Tour Number 3 ends mid-block on Valencia Street. Turn left and go around the corner to visit the cluster of Italianate cottages in the Lexington Street cluster. Remaining Tour instructions are in the light yellow pages of the Guide. A pleasant return route follows, beginning at the corner of Dolores and 21st Streets.

Afterwards

To return to the beginning, walk south along Dolores to 26th Street, a five block stretch with its own collection of handsome and historic Victorians. At the corner of Dolores and 21st, turn east for half a block to see another cluster on Fair Oaks Street. On the west side of the block are two Queen Anne homes, one recently painted a rich mustard color. Across the way is a "brown-shingle" house built soon after the Victorian era and probably designed by architect Bernard Maybeck. The house at 90 Fair Oaks is being completely renovated; its asbestos siding is being peeled away and its denuded facade is being returned to its original stick-bedecked self. One of the owners of this house was singer and courtesan Lotta Crabtree; she sold it in 1877 for $1500!

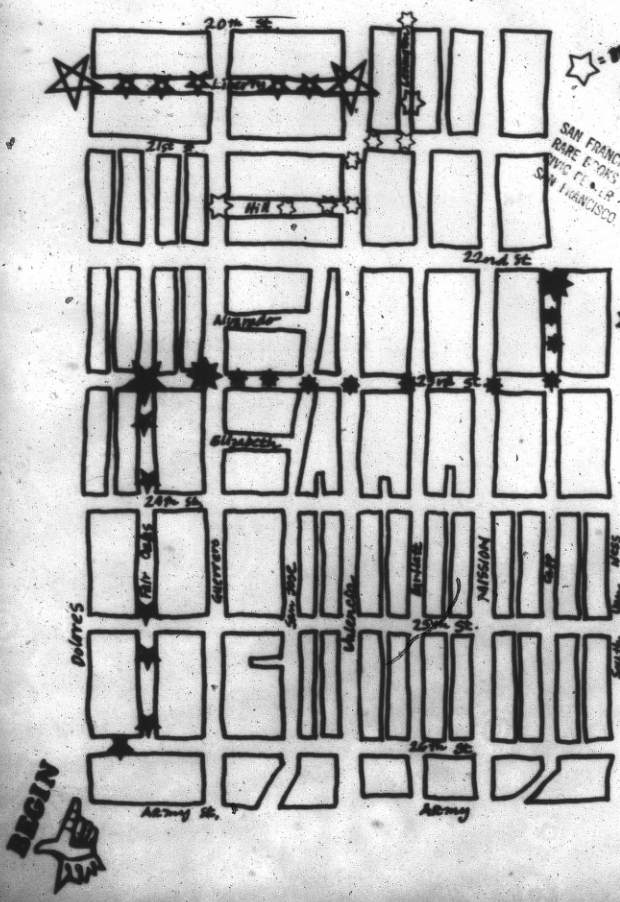
At the foot of the hill, turn right on 22nd and return to Dolores Street. On the SE corner is a handsome apartment bulding with both bowed and slanted bay windows, recently painted bold yellow with white trim.

In the middle of the east block of Dolores Street are two more small apartment buildings of the same period. Until they were recently re-painted, neither was noticeable, but now one looks like a circus wagon, white with red, yellow and green plaques and the other resembles a Christmas candy cane. Look closely at the plaster cherub faces beaming down from the red and white pillars. Do they remind you of anyone?

The wedgewood blue towered Queen Anne at 1063 Dolores, near 24th Street, was rescued from its stucco blanket in 1973, when some 4000 pieces of millwork--mouldings, shingles and brackets--were restored on its exterior. This renovation work received a Certificate of Merit from the Landmarks Preservation Advisory Board.

On the corner of 25th and Dolores is an ornate Queen Anne painted a glowing red with white trim. Nearby are three others mid-block: 1275 Dolores is a peak-roofed cottage with fishscale shingles and carved spindles over the front door. 1285 Dolores is a flat-front Italianate built in 1870. Its neighbor, 1289 Dolores, was recently repainted in earthy tones.

MAP



☆ = no. 3, liberty st.

☆ = no. 4, hill & lexington

✸ = no. 2, 23rd & capp

★ = no. 1, fair oaks st.

N

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Suggested Further Reading for Tour Leaders

A. The Development of San Francisco

Americans and the California Dream, 1850-1915, Kevin Starr, Oxford University Press, 1973, $7.95.

Geography and Urban Evolution in the San Francisco Bay Area, James E. Vance, Jr., Institute of Governmental Studies, University of California, Berkeley, 1964, $1.50.

San Francisco--A Guide to the Bay and Its Cities, Gladys Hansen, editor, originally published in 1940 by the Federal Writers Project of the WPA, revised in 1973, Hastings House, New York, $12.50.

San Francisco: Mission to Metropolis, Oscar Lewis, Howell-North Books, Berkeley, 1966, $6.95.

The San Francisco Bay Area: A Metropolis in Perspective, Mel Scott, University of California Press, 1959.

B. Victorian Architecture on the West Coast

Atherton Recollections, Barbara S. Norris and Sally L. Bush, Town of Atherton, 1973, $1.00.

California's Architectural Frontier: Style and Tradition in the Nineteenth Century, Harold Kirker, Russell & Russell, 1970.

Experiencing Architecture, Steen Eiler Rasmussen, M.I.T. Press, 1959, paperback, $2.95.

Gingerbread Age: A View of Victorian America, John Maas, Bramhall House, 1965.

Gone Tomorrow, American Association of University Women, Altoan Press, Palo Alto, $2.50.

Guide to Old American Houses, 1700-1900, Henry Lionel Williams and Ottalie K. Williams, A. S. Barnes and Co., 1962, $10.00.

Here Today, Jr. League of San Francisco, Chronicle Books, 1968, $14.95.

Hints on Household Taste in Furniture, Upholstery and Other Details, Charles L. Eastlake (unabridged reprint of 1878 edition), Dover paperback, $4.00.

Time's Wondrous Changes: San Francisco Architecture, 1766-1915, Dr. Joseph Baird, Jr., California Historical Society, 1962, (out of print).

Vanishing Victorians: A Guide to the Historic Homes of Sacramento, AAUW, P. O. Box 439, Carmichael, California 95608, $3.75.

Victorian Home in America, John Maas, Hawthorn Books, 1972, $19.95.

Victorians: An Account of Domestic Architecture in Victorian San Francisco, 1870-1890, Wesley D. Vail, private printing, San Francisco, 1964.

C. Historic Preservation

Article 10, The San Francisco Landmarks Preservation Advisory Board Ordinance, Department of City Planning, 100 Larkin Street, San Francisco, California, free.

Old Glory: A Pictorial Report on the Grass Roots History Movement, Warner Paperback Library Edition, 1973, $4.95.

Preserving Historic America, U. S. Government Printing Office, 1966, #0-211-534, $1.00.

With Heritage So Rich, U. S. Conference of Mayors, Random House, New York, 1966, $10.00.

D. Restoration of Victorian Buildings

Buying and Renovating a House in the City: A Practical Guide, Deirdre Stanforth and Martha Stamm, Alfred A. Knopf, 1972, paperback, $4.95.

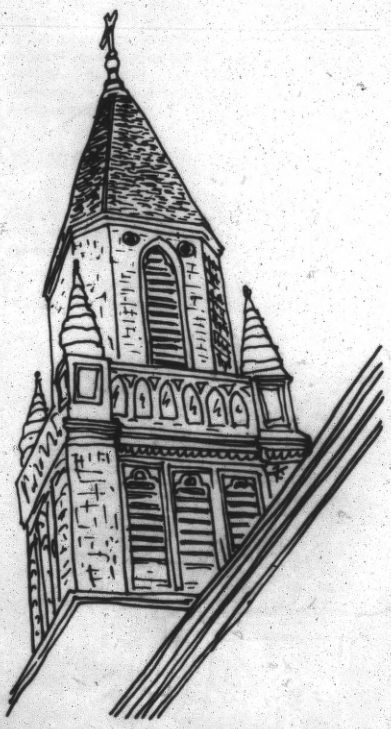
The Old House Journal (monthly magazine about restoration techniques), 199 Berkeley Place, Brooklyn, New York 11217, Subscription: $12.00 per year.

MISSION HISTORY

THE FIRST CALIFORNIANS

When the Spaniards explored the San Francisco Peninsula, they met scattered groups of natives whom they found "gentle and even hospitable." These Indians were called Costanoan, from the Spanish "costaños" or "coast people." They had no formal tribal organization and lived in rudimentary brush huts, eating shellfish, seeds and bulbs. In these gentle wanderers, the Spaniards found ideal subjects for the later endeavors of missionary priests.

THE SPANIARDS AND THE CATHOLIC MISSIONARIES



St. Matthew's Lutheran Church, 1909
3281 16th St., Queen Anne style

Although Spanish explorers claimed California in the early 1600's, not until 1776 were a military base and a small settlement established on the northern tip of the San Francisco Peninsula. That vantage point was ideal, because Presidio soldiers could easily spot enemy ships passing through the Golden Gate into San Francisco Bay.

A site for a mission was soon chosen southeast of the Presidio, in a sheltered valley which looked promising for farming and herding. The missionaries hoped to teach these activities to the Indians, thus ensuring both economic stability and willing converts to Catholicism.

Part of this enterprise worked, as Mission Dolores soon became an important trading post for inland missions, which exchanged hides, grains and tallow for manufactured goods. However, the missionary work with the Indians was far less successful. Those natives who resisted conversion were driven away into less desirable parts of the

state, while those who stayed at Mission Dolores were so ravaged by "white man's" sicknesses, such as measles, venereal disease and smallpox, that by 1827, only a few remained.

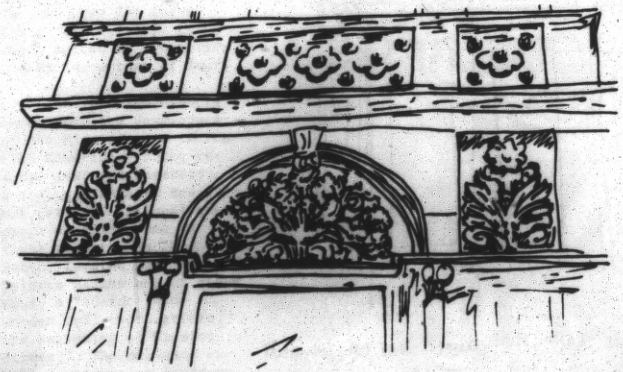
Under Spanish rule, the mission system controlled one-sixth of California, which was "held in trust" for the King. But in 1822, Mexico gained independence from Spain, claimed the state and by 1833 had begun to turn mission lands over to private owners. Mission Dolores held vast tracts in Alameda, San Mateo and San Francisco Counties, which were divided into several large ranchos, and until the Gold Rush of 1849, cattle grazed over much of today's Mission District.

When the mission system was secularized, only the actual church building and a small surrounding compound were left to the priests. Without the focal point of missionary work, the church structure dissolved. Wandering priests made sporadic attempts at holding regular services, but all of them failed. By 1849, the Mission itself was overrun by squatters, who set up a brewery, a doctor's office, a gambling house and a hotel. The Church was not fully revived until later Catholic immigrants settled in San Francisco.

MANIFEST DESTINY AND THE 49-ERS

In 1846, California was seized from Mexico by the United States, a change in government probably welcomed by the hundreds of British and Americans who had settled near Yerba Buena Cove, the focal point of the growing community.

The discovery of gold in 1848 radically altered the development of the Peninsula, which was renamed San Francisco in 1847. The City's population



Detail of carving, 1241 Guerrero St., 1887, Stick-Eastlake style

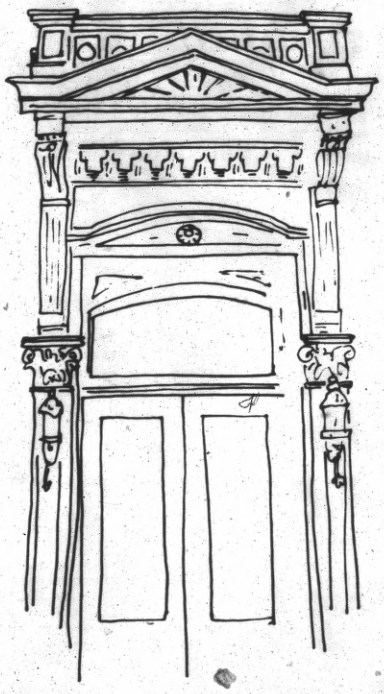
swelled from 100 to 25,000 in one year, and by 1850 reached 34,000, as thousands of eager gold-seekers passed through San Francisco to the Mother Lode country inland. Most of these new-comers arrived by sea, and pressure for land near the Cove was enormous.

The area near Rincon Point, called "Happy Valley," was overrun with settlers and squatters. When they could no longer move West, they pushed southwest to the valley where Mission Dolores was located and found the "Mission District" a hospitable place, with good weather and flat terrain.

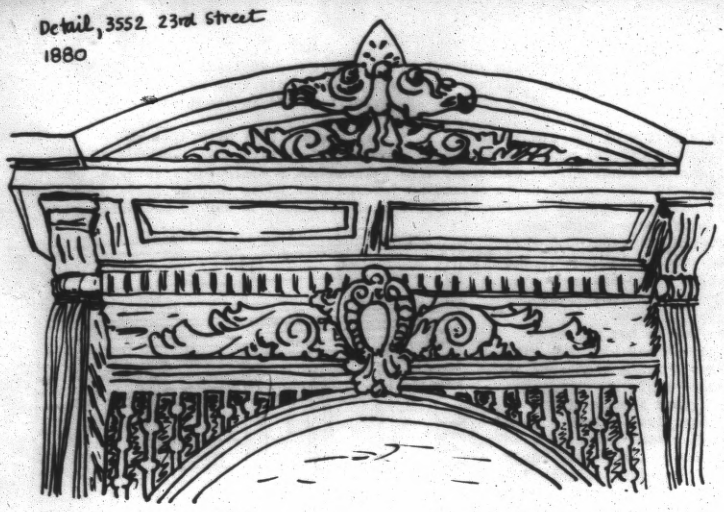
THE MISSION EXPANDS: TOLL ROADS, STREET CARS & RAILROAD LINES

In 1850, a private company received a franchise to construct a planked toll road 2½ miles from Old Mission Road and 3rd Street to what is now Mission and 16th Street. They charged 25¢ for a man on a horse, 75¢ for a wagon pulled by two horses, and $1 for a team of four.

The road immediately encouraged the development of the Mission as a recreation district. Early resorts featured theaters, a zoo, restaurants and formal gardens. A local newspaper described one of these resorts, MacLaren's Hotel, located near Mission Dolores at the end of Plank Road, a "40-foot wide wooden toll thoroughfare, the beginning of Mission Street." The MacLaren extolled its recent improvements--new front rooms, a



Doorway, 49 Hill Street, 1881, Stick style



"delightful cold bath," and a bar open around the clock.

The completion of the San Bruno Turnpike in 1858, gave the Peninsula a new, nearly level road from the Mission District to the plains of San Mateo. During the 1860's the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.

Transportation and passable roadways presaged extensive development in the Mission. The District was quickly surveyed, officially named the "Mission Addition," and streets were constructed in anticipation of new subdivisions.

OWNERSHIP AND DEVELOPMENT

The exact history of land titles in the Mission District is difficult to unravel, but much of the Inner Mission was settled by squatters. In 1855, the City claimed title to the area, but when it became clear that eviction of the squatters would cause riots, the Van Ness Ordinance was passed, which provided for the title to pass to those in possession. This period was one of extensive litigation, as Spanish Californians sought in vain to defend their claims to land granted by the King.

In the late 1860's the title issues were finally resolved, opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. During the 1870's

and 80's, many spacious homes were built for the middle class professionals of the City, who were attracted by the sunny weather, good transportation and suburban atmosphere of the District.

From 1870 to 1900 the population of the Inner Mission grew from 23,000 to 36,000 while the City's numbers more than doubled, from 149,473 to 342,782. No largescale speculation accompanied this expansion of the Inner Mission, which seems to have grown as a natural extension of the City. The District was affected by new developments in the south, however, because the transit lines which served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

317 Lexington Street, 1876, Italianate Style

By the end of the century the land use pattern of the Inner Mission was crystallized. That pattern is still evident today: single family dwellings next to multi-family flats, mixed commercial-residential buildings, stores and services along major transit lines and heavy industrial-commercial uses in the northeast corner.

THE EARTHQUAKE

On April 18, 1906, San Francisco was rocked by a severe earthquake, which disrupted the water supply, destroyed many buildings and killed hundreds of people. The fire which followed the quake could not be contained, and inept efforts to dynamite a safe-zone compounded the conflagration. When the smoke finally cleared, the entire northeastern quarter of the City lay in ashes, and half its population, 175,000 people, were homeless.

Quake damage was only moderately severe in the

Mission District, but the fire-fighting efforts were disastrous. Untrained dynamiters exploded charges too near the flames, and the fire spread south past 20th Street, before it could be controlled.

An official relief camp was set up in Dolores Park near the Mission, but unofficial tents and shacks were thrown up on every vacant lot in the District and elsewhere throughout the City.

Mission Street bustled with new commercial activity, as the big downtown stores vied for space to put up temporary shops. Although these large establishments soon returned downtown, they left behind a new feeling for the future of the Mission, whose residents now believed the District was destined for greatness. "An epidemic of plate glass transformations ensued, and the stores assumed an air formerly absent," reported an early observer. Restaurants multiplied, a new theater was built, and the appearance of the commercial sections was noticeably improved.

During the years of reconstruction, many refugees who camped in the Mission stayed to build permanent homes. Most were working-class Irish from south of Market, but many Italians also settled in the District after the quake, because most of North Beach had been destroyed and its residents needed new homes. As the number of Italian immigrants to San Francisco increased, even more moved into the Mission, where there was still room to settle.

Some Mission residents were afraid that the Italians would ruin the neighborhood, but they soon discovered that the Italians weren't much different from the Irish and German locals. Neighbors bantered about family

226 Guerrero St., Italianate style

gardens: "The Germans grow fruit, the Italians grow vegetables, and the Irish grow nothing."

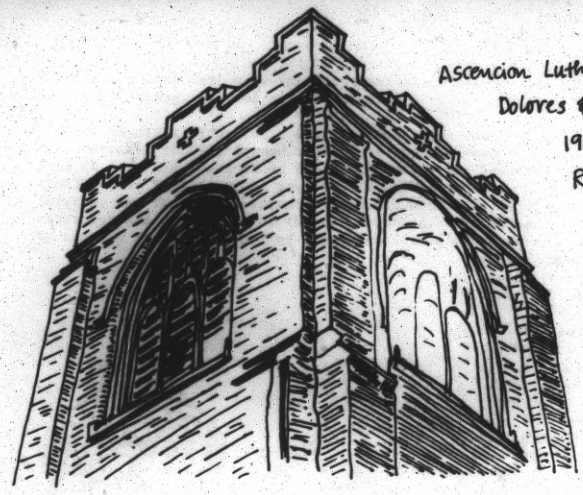
THE EARLY TWENTIETH CENTURY

The advent of the private automobile encouraged residential development in areas of the City without public transportation, such as the Sunset, the Richmond and west of Twin Peaks, and in San Mateo and Santa Clara Counties south of the District. However, this new movement did not affect the Mission, which was still a self-contained community, more suburban than north of Market Street, and considered a good place to raise children. Mission residents even developed an accent, said to resemble "Brooklynese."

By the late 1920's, some of the large Mission houses which survived the fire were divided into a neighborhood store. Apartment houses and flats replaced some single-family homes, and Valencia Street began to absorb the overflow of Mission business.

According to census data, the population of the Mission District has not increased significantly since the fire of 1906, when the last of the District's vacant lots were taken by refugees. After the fire, the Mission was the oldest surviving residential district of the City, but the children of the Mission who lived there in the 1910's and 20's often moved to newer areas as they grew up. The Mission remained a stable neighborhood for workers and professional families through the 1930's and 40's, but after World War II, it joined the Western Addition as a refuge for lower-income people, as

50 Liberty Street, 1889, Stick and Reind styles



Ascencion Lutheran Church
Dolores & 19th Streets
1908
Romanesque style

freeways, new subdivisions and easy mortgage credit encouraged movement to the suburbs.

AFTER WORLD WAR 2

Since the War, the Mission District has become the home of a number of immigrant groups, dominated by Spanish-surnamed people, or "Latinos." They first came to California as agricultural workers in the twenties. The depression of the 1930's slowed migration from Latin America, but the War again stimulated movement across the border, and dramatic increases occurred from 1950 to 1960 and from 1960 to 1970. During those decades, immigration policies changed, and the proportion of Latinos in the Inner Mission doubled every ten years. Today Latinos constitute almost half the population of the neighborhood.

COALITION POLITICS IN THE MISSION

In such a diverse neighborhood, only a coalition of many community groups could represent the interests of residents. In the last decade two

such federations have made important gains for the Mission District, welding it into a strong, unified neighborhood.

The first effort at a District coalition was the Mission Council on Redevelopment (MCOR), formed in 1966 to oppose urban renewal, proposed for Mission Street as part of an overall plan for the Bay Area Rapid Transit (BART). Two BART stations are located on Mission St., at 16th and 24th Streets, and the redevelopment plan would have made major changes in the character and population of the neighborhood. The proposal was defeated by the San Francisco Board of Supervisors in a close vote, and after this victory MCOR dissolved, because its single issue had been resolved.

1286 Guerrero Street, 1894, Queen Anne style

The second federation, the Mission Coalition Organization (MCO), has proven more durable, because it is more broad-based and was formed to act on many issues within the community. MCO is now recognized by City officials as the legitimate spokesman for the neighborhood.

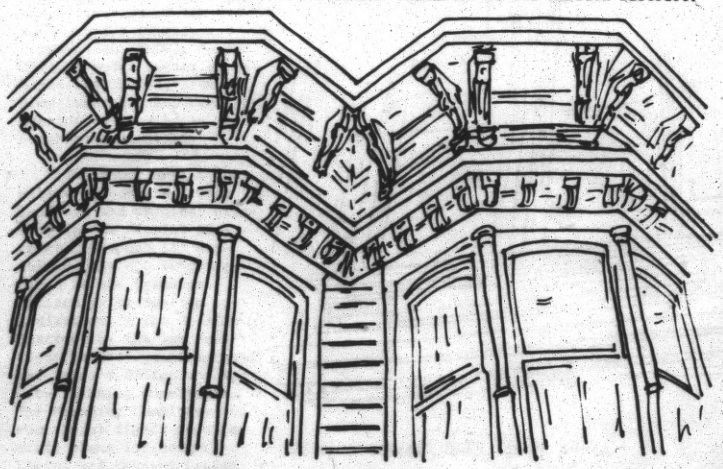
The impetus to organize MCO came in 1968, when San Francisco Mayor Joseph Alioto announced that if so requested by a representative organization, he would apply for federal Model Cities funds for the Mission District. Former leaders of MCOR immediately called a community meeting, where conferees decided to use Model Cities as the lead issue to organize a powerful coalition around the federal program and a multitude of other concerns. Soon twenty-five groups federated, including churches, neighborhood-based agencies and Latino groups, such as the Mexican American Political Association.

While the MCO negotiated with Mayor Alioto about Model Cities by-laws,

discussions were held in the community to solidify MCO strategies and structure. Several basic decisions were made early. First, MCO would perform a dual role: participation in Model Cities and operation of a mass-based, multi-issue action organization, patterned after those developed by Saul Alinsky in Chicago, Central California, Kansas City and New York. Second, MCO would be based on the principle of representative democracy, with annual conventions, monthly delegate councils and weekly steering committee meetings. Standing committees, open to all residents, would organize around issues such as housing, education and health. Third, MCO membership would be as broad-based as possible, to represent all ethnic and economic segments of the diverse neighborhood.

The first Community Convention, October 1968, formally established the Coalition, elected officers, and gave it legitimacy as the voice of the Mission. By September 1970, the MCO Model Cities by-laws were approved by the Mayor, the Board of Supervisors and by the federal Department of Housing and Urban Development (HUD). A Model Cities corporation under the Mayor had responsibility for planning programs in the Mission, but MCO appointed two-thirds of the Corporation Board. As shown in the following map, the boundaries of the Model Neighborhood, or Inner Mission, include only part of the territory of the Mission Coalition, which is thus free from complete dependence on a federal program.

At present, more than two hundred groups have joined the MCO. Member organizations include merchants, unions, tenants, homeowners, welfare recipients, youth, senior citizens, cultural groups, churches, neighborhood agencies, and ethnic, social and fraternal associations. The MCO clearly represents the multi-ethnic and mixed economic character of the Mission District.



1457 Valencia Street, 1885, Italianate style

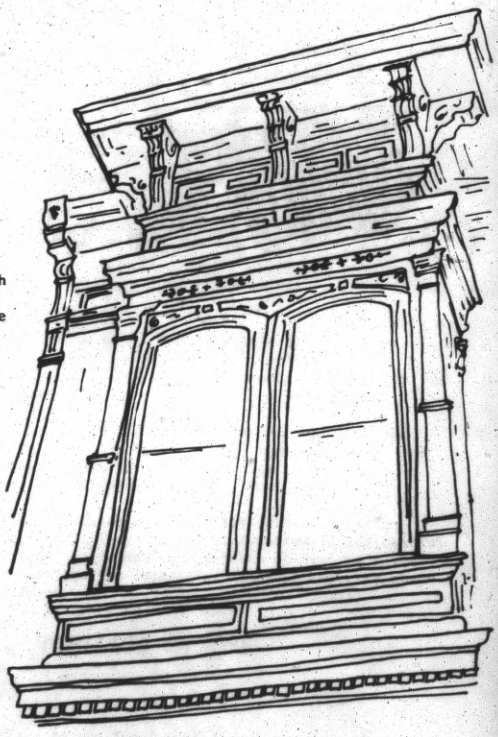
Each year MCO member organizations make policy for the Coalition at the Convention, with representation based on the size of membership. Before each Convention, caucuses form to run slates of officers, with platforms based on community issues. Convention resolution form the basis for committee actions each year.

Over a dozen MCO committees meet each week, to take action in specific areas, such as education or planning. These committees are open to members of any Coalition organization, and to any Mission resident, although only organization members can vote.

MCO PHYSICAL DEVELOPMENT COMMITTEES

Three MCO committees deal with the issues of housing, physical development, neighborhood maintenance and plans for the future of the Mission. Each month the three meet as a Housing Task Force, to guide the activities of the Mission Housing Development Corporation (MHDC), funded through Model Cities to rehabilitate homes, promote home-ownership and develop subsidized housing in the neighborhood.

The MCO Planning Committee is concerned with land use and physical planning in the Mission District. Through its activities the MCO is recognized as the principal citizen participation organization in the Mission District by the San Francisco Redevelopment Agency, the Mayor's Office and the City Planning Commission. The Planning Committee led successful fights to alter draft plans for height limits and transportation



77 Hill Street, 1883, Stick style

proposed by the Department of City Planning. The Committee also convened a team of technicians who prepared a plan for the northeast section of the Mission District, which is now a declining industrial-commercial zone with some vacant lots and deserted buildings.

The Housing Committee deals primarily with landlord-tenant problems, using organizational pressure to force landlords to make rent agreements and to improve apartments. The Housing Committee also supports local landlords if tenants damage apartments or are delinquent in their rent.

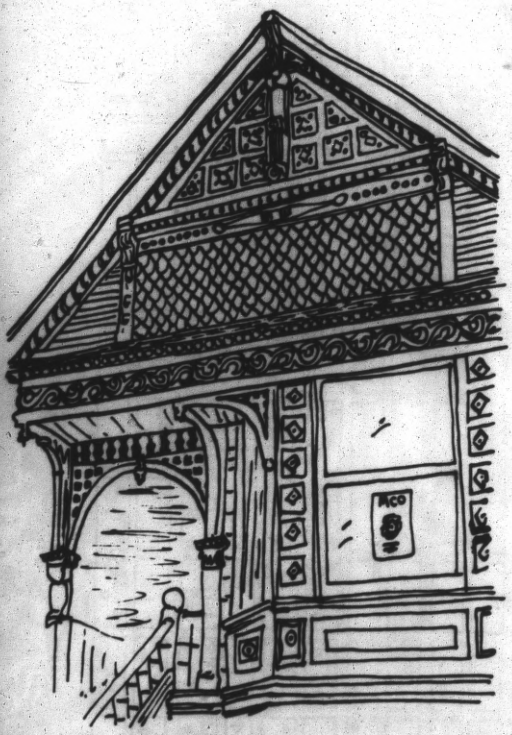
The Community Maintenance Committee monitors city services such as street cleaning and sidewalk repairs. They are also interested in residential renovation and have just negotiated home-improvement loans at reduced rates for Mission property owners. They led the successful fight to have the abandoned Regal Pale brewery demolished.

THE ARCHITECTURAL HERITAGE OF THE INNER MISSION

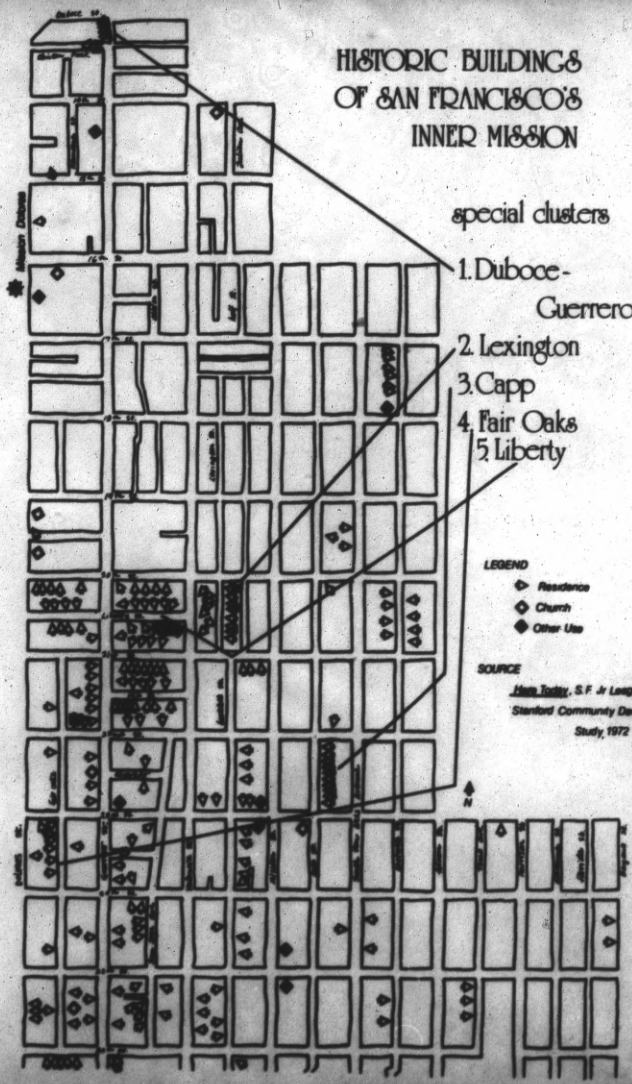
From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the quake, the early days of the Mission District were ones of growth and glory. The heritage of the past is best illustrated by the legacy of the architecture of the neighborhood, examples of which illustrate this report.

Although collectively called "Victorians," these homes, flats and churches represent a variety of styles. Local architects began with the traditions of Europe--Queen Anne, Mansard, Romanesque and Tudor--and soon developed a myriad of eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Economics combined with mass production to engender a proliferation of decorative wooden gingerbread in row after row of houses, each one distinct from the rest.

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant, ten percent of which are in the Inner Mission. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the neighborhood, so most remaining historic buildings are found in the southwestern section, as shown on the following map.



3035 23rd Street, 1893, Italianate and Stick-Eastlake styles


HISTORIC BUILDINGS
OF SAN FRANCISCO'S
INNER MISSION
special clusters
1. Duboce-
Guerrero
2. Lexington
3. Capp
4. Fair Oaks
5. Liberty
LEGEND
Residence
Church
Other Use
SOURCE
Here Today, S.F. Jr League, 1968
Stanford Community Development
Study, 1972
N

TAKE A WALK THROUGH MISSION HISTORY

WALKING TOURS THROUGH SAN FRANCISCO'S INNER MISSION

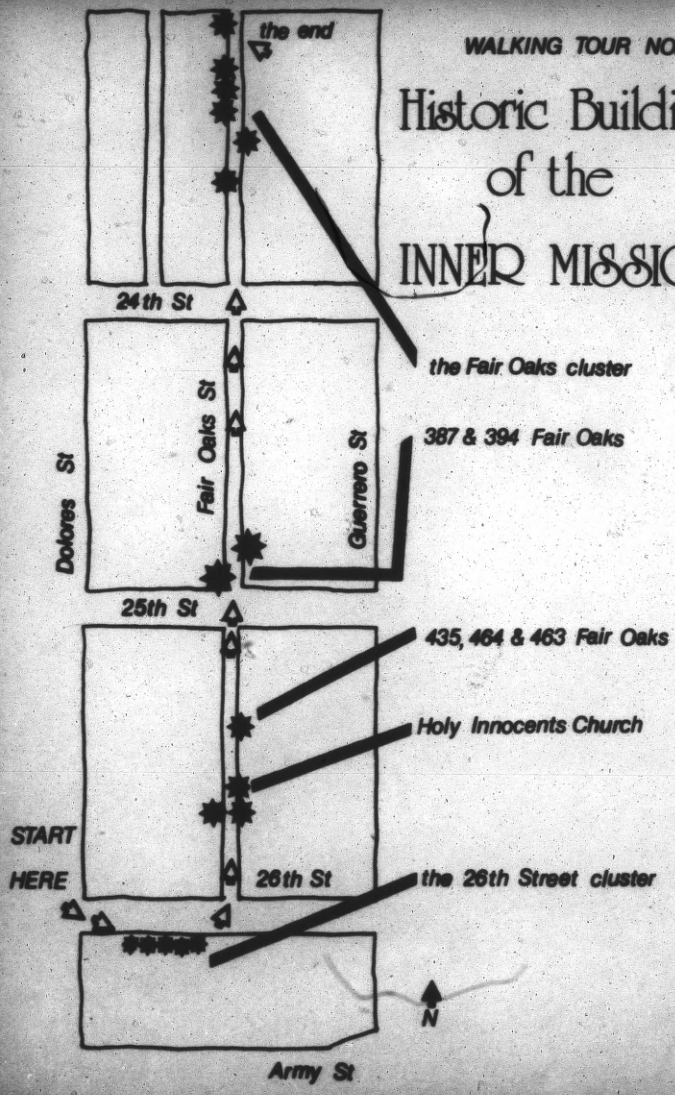
1974 stanford research institute

WALKING TOUR NO. 1

FAIR OAKS STREET

WALKING TOUR NO. 1

Historic Buildings of the INNER MISSION



HISTORIC BUILDINGS of the INNER MISSION

The beautifully embellished old homes of San Francisco are usually called "Victorians," a term embracing several architectural styles which in the City have been used in unique and eccentric ways.

A few years ago, this fast-dwindling heritage was surveyed. The results, Here Today: the Architectural Heritage of San Francisco, found about 2500 "Victorians" of special significance still left in the City. More than 200 are within the Inner Mission neighborhood, bounded by Dolores, Army, Potrero and Market Streets.

Walking Tour Number 1 offers a breathtaking concentration of handsome Victorian homes within a few short blocks.

Begin at the corner of Dolores and 26th Street and walk east, toward Potrero Hill. On the right is the 26th Street cluster of five Italianate cottages. All were built in 1887, and at first glance they appear identical. But look carefully at the doors and windows to see the variety of detail used in these relatively unadorned homes.

Turn left on Fair Oaks, a remarkable Mission side street with many splendid examples of pre-Quake architecture.

The 400 block of Fair Oaks has one of the dozen historic churches of the Inner Mission, Holy Innocents Episcopal, built in 1890, a year commemorated on its decorative door-pulls. This Gothic style church at 455 Fair Oaks has delicate windows of stained glass hidden behind its side shrubbery.

Two versions of the Stick-style are located on this block, at 464 and 435. This style is one peculiar to San Francisco, where local ship-builders added decorative wooden "stick-work" embellishments in a stylized pattern, to emphasize the structural framework of the home.

The Stick-style was further complicated by the addition of elaborate carvings, shown at 463 Fair Oaks. The Stick-Eastlake style of architecture was named after a British Victorian interior decorator, Charles Eastlake.

Move on to the next block of Fair Oaks, where the corner home, 394, illustrates one of the most spectacular Victorian styles, Queen Anne. A corner tower and a peaked roof-line are some typical aspects of this mid-1890's house, which also has several panels carved in the Eastlake manner.

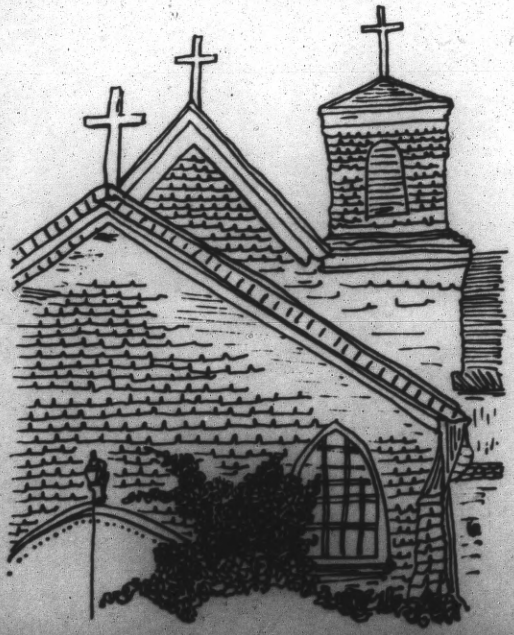
Across the street, 387 Fair Oaks is a less elaborate example of Eastlake decoration, its facade covered with sculptured flowers and scrolls. This lovely home sits in the shadow of a vast apartment building, illustrating an economic force endangering historic homes in the Mission and throughout San Francisco.

The final block of the Fair Oaks tour contains a cluster of six historic homes. The Italianate house at 260 was built in 1870 and has many delicate details and the slanted bay windows typical of the style. Across the street, 223 illustrates the more stark Stick-style home, with squared window bays and sparse carvings.

The last four historic homes offer a startling view of the contrasts made possible by careful restoration. Although 212 Fair Oaks is a modestly-decorated Italianate, its painstaking exterior painting gives the house a startling visual effect.

Next door, the 1870 Stick-style at 214 Fair Oaks was called "one of the oldest, best-preserved in the area."

The two remaining buildings in the cluster are 210 and 200 Fair Oaks. The basic plans of these two Stick-style buildings are identical, but observe the difference made by careful restoration. While 200 appears subdued, the painting of 210 is a celebration of the style, with its "stick-work" and carved decorations underlined by the emphatic contrast of black and white paint.



church

455 fair oaks

Secret Showcase Of City History

San Francisco at Your Feet

By Margot Patterson Poor

LIKE OTHER parts of San Francisco, the Inner Mission district has its secret surprises.

One of these is the street named Fair Oaks, a remarkable five-block-long neighborhood of pre-Quake architecture, unexpected vistas and a lively polyglot population.

In the joint community development study conducted recently by Stanford University and the Mission Coalition, three blocks of Fair Oaks street were the first choice as a showcase for historic buildings of the Mission.

* * *

POSSIBLY sparked by this study and by community interest, the remaining two blocks also have some goodies that make the entire stretch worth walking.

There are spectacular cascades of wisteria and roses, flung like a mantle along fence or facade. You'll find street trees in new leaf, striking paint combinations, a lofty elevation that reveals new horizons, many varieties of homes often lumped under the blanket word "Victorian," and everywhere that good-humored camaraderie that has given the Mission its reputation for warm human values.

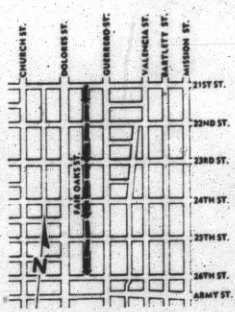
Elsewhere in the City, to own a Victorian home confers instant status. Mission residents love their homes for the spacious rooms and high ceilings. Ask any true son of the Mission about status and he'll reply, "What's that?"

* * *

TO MAKE this walk, transport yourself to the corner of 21st and Fair Oaks streets. Fair Oaks lies between Dolores and Guerrero, so it is handy to the 33, 35, and 26X Muni bus.

From the high point where Fair Oaks dead-ends, look around and envision how exhilarating it must be to arise daily to the views from the windows of any of the surrounding homes, especially the one with the deodar tree and the roses on the chimney trellis.

Then start downhill, noticing as



you go how Victorians intermingle with brown-shingle houses and a few intrusive apartments.

* * *

NOTICE how the twins vary with their paint jobs. The rich chrome yellow looks like a spring debutante.

Next door, still unpainted, the house looks like the same lady after years of vicissitude.

At 22nd street, look right to find a nicely painted group of yellow buildings, left to find a half-timbered confection that could make it in Stratford-on-Avon.

Peer behind houses on the left in the next block to discover old carriage houses and cottages facing an alley. St. James schoolyard is open weekends so children can play, and they do.

* * *

AT 23rd street, you will reach the Fair Oaks cluster of six historic homes acclaimed by the Stanford-Mission Coalition study. Four of the homes are Stick-Eastlake style, two Italianate.

Stick refers to the "stick" embellishments, Eastlake to decorations invented by a decorator of the same name.

Move on to the next block to find number 394, a spectacular Queen Anne and an Eastlake.

Dr. Joseph J. Rosenthal

The house at 210 Fair Oaks

MORE Italianate homes await in the 400 block, one with pale rainbow coloring, but the scene-stealer here is Gothic Holy Innocents Episcopal church, boasting five crosses, three of them brown-shingled.

The decorative doorpulls commemorate the year the church was constructed.

Retrace your steps on the west side of the street to see how many more details will be revealed by the slight shift of light and perspective.

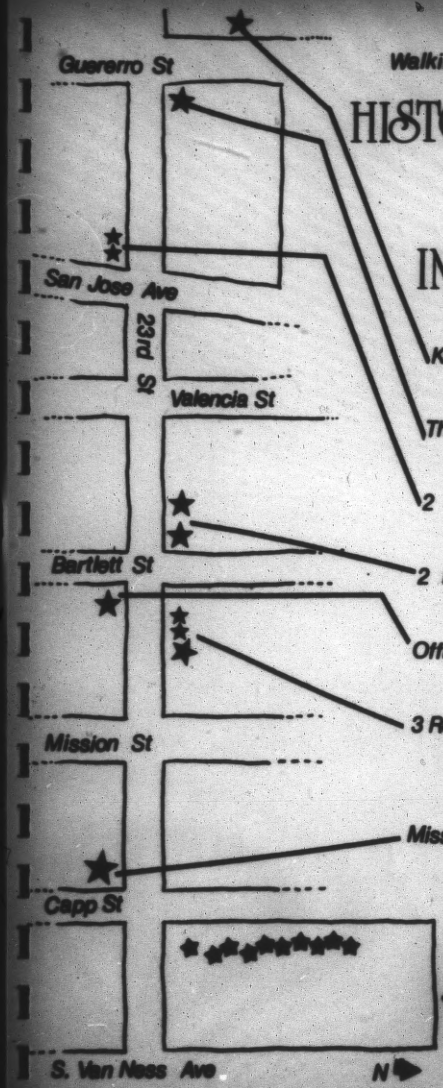
Then if you would like more information about this project, call 622-7725 or 431-3354 to learn of other areas in the Mission rich in architectural history.

WALKING TOUR NO. 2

23rd Street/Capp Street

Walking Tour No 2

HISTORIC BUILDINGS OF THE INNER MISSION



Korean Church, 1074 Guererro

Three Bags Full & Apartments, 3552-23rd St

2 Queen Anne-Eastlake homes, 3503 & 3507-23rd St

2 Italianate Homes, 3366 & 3350-23rd St

Offices & Apartments, 3327-23rd St

3 Restored Victorians, including the Second Hand Rose Shop

Mission United Church, 3231-23rd St

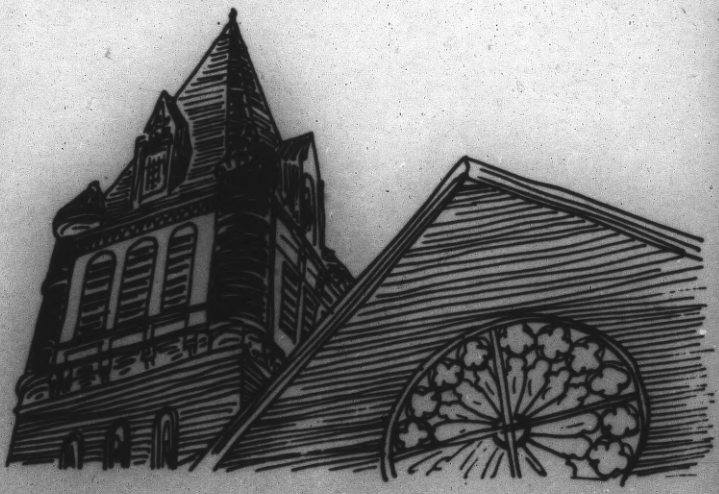
The Capp Street Cluster of Stick-Eastlake Houses, 719-765 Capp St

A WALK THROUGH MISSION HISTORY

Some of San Francisco's oldest buildings are in the Inner Mission, bounded by Dolores, Market, Eleventh, Potrero and Army Streets. The 1906 Earthquake did not damage the neighborhood much, and the fire was halted near 20th Street, leaving hundreds of Mission "Victorians" unharmed.

The legacy of age and efficient firemen is a wealth of fine old homes and churches, which have survived in the Inner Mission since the late Nineteenth Century. Often these carved and shingled wooden structures are called "Victorians," because many were built when Victoria ruled the British Empire. But actually they represent a variety of styles, some imported from the Continent, and others invented in San Francisco by unemployed shipwrights who turned to wood carving.

Recently San Francisoans became aware of their precious historic heritage, when an inventory was published to catalogue this fast-dwindling resource. Here Today (S.F. Jr. League, Chronicle Books, 1968) listed 2500 buildings of historic or architectural merit; about 250 of those, or ten percent, are in the Inner Mission.



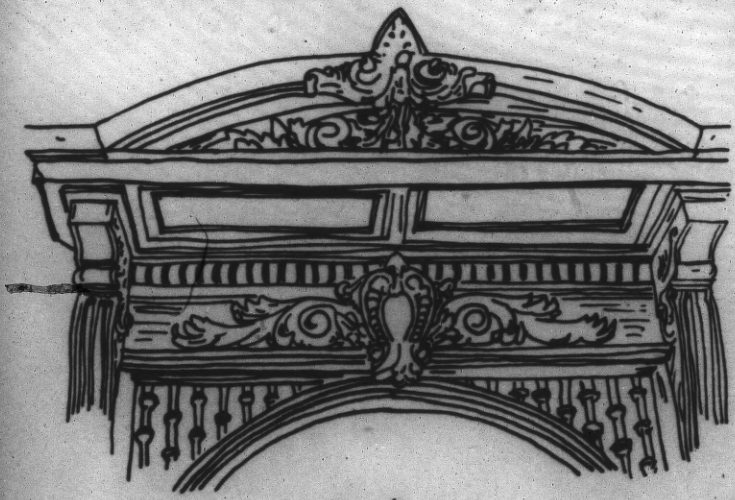
Mission United Church, 23rd & Capp Sts.

But words are inadequate to describe these handsome buildings; only walking will reveal them fully. Walking Tour Number 2 begins and ends with two of the nine historic churches in the Mission. Along the six-block route are examples of most of the architectural styles commonly called "Victorians."

Begin at 1074 Guerrero near 23rd Street, where the Korean United-Presbyterian Church was built in 1895. This building resembles English country parish churches built during the Victorian era. Both Gothic and Romanesque elements are present in this church, which has a steep gabled roof and arched windows. Observe the carved details which proliferate around the frames of the windows and the front door.

Go south half a block and look to the left toward 3552 23rd Street, where a corner grocery, an Arabic record store and the Three Bags Full craft shop have been installed beneath several apartments. This 1880 structure combines elements of two styles, Italianate slanted bay windows and Queen Anne turrets and window decorations. The porticos leading to the upstairs residences are elaborately carved and well maintained.

Next are two homes at 3507 and 3503 23rd Street. Again a combination of styles, these houses illustrate the Queen Anne peaked roof and pointed corner tower. Each facade is etched with carved scrolls and floral patterns, in the Eastlake manner.



Detail, 3552 23rd st.

Farther along the street are two Italianate houses, 3366 and 3350 23rd Street. Both have the slanted bay windows and delicate carvings inherent in the style, which in San Francisco was copied into wood from Italian Renaissance villas of carved marble. An interesting feature of 3350 are the "coigns," or beveled wooden squares along the corners of the house. In Europe, coigns were important reinforcing stones in the corners of castles. In San Francisco, these wooden replicas are decorative only.

Across the street is 3327 23rd Street, another historic building where stores are combined with second-story apartments.

The glow in the center of the next block comes from three ripely-colored "Victorians," 3326, 3330 and 3336 23rd Street. All three have been lovingly restored by the same owners, who have shown that careful treatment can turn an old house into a successful commercial enterprise. The Second Hand Rose shop sells "pre-owned" clothing for women.

Cross Mission Street and walk to the corner of 23rd and Capp Streets, where a Queen Anne shingled tower heralds another historic Mission church. This structure was built in 1891 and is used by many Mission organizations for community activities.

Turn left on Capp Street, to conclude the tour with one of the five "clusters" of historic homes in the Mission. From 763 to 715 Capp Street are ten handsome examples of the Stick-Eastlake style of architecture, with delicate carvings and the bold "stick-work" which emphasizes the vertical edges of each house. When the 1968 survey was taken, fourteen of these homes had survived intact since the early 1890's. Since then, however, four have been destroyed or carelessly remodeled, leaving only ten as a reminder of Mission history.

In the past decade, hundreds of irreplacable Mission "Victorians" have been replaced by gas stations or expensive apartments, thus removing needed family housing and threatening the historic identity of the Mission community.

Note: The Korean United Presbyterian Church was destroyed by arsonists in July, 1973.

San Francisco at Your Feet

By Clem Albers

There is a flowering of Stick-Eastlake 'Victorians' on Capp street between 22nd and 23rd

Great Old Gals -- Mission 'Victorians'

By Margot Patterson Doss

WHAT KEEPS a city vital and viable? If you had asked an average American this question ten years ago, before the evidence of our deteriorating environment swirled all about us, he may well have answered "Progress."

Now none of us is quite so sure. The right answer could just be the opposite.

A clue seems to lie in those handsome examples of the carpenter's skills we lump under the term "Victorian."

★ ★ ★

RECENTLY the Mission Coalition organization and Stanford University jointly have been conducting a community development study which has taken a hard look at the heritage of Victorian in the Inner Mission.

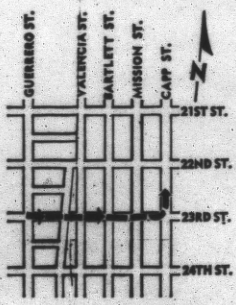
Their conclusion: "The architectural legacy of the Mission must be protected to provide a visible sign of the importance of the neighborhood in the development of San Francisco. Strengthening these ties with the past will enhance the present and enrich the future of the community."

Toward this end, two short walking tours have been prepared to look at historic buildings of the Inner Mission. The first, along Fair Oaks street, was described last week in this space. The second goes along the six blocks of 23rd street that lie between Guerrero, named to commemorate Francisco Guerrero, a sub-prefect of San Francisco murdered in 1851, and South Van Ness, whose namesake permitted squatters a great landgrab during the post-Gold Rush years. Along this route are fine examples of

Queen Anne, Gothic, Eastlake, Romanesque, Italianate and Stick architecture built during the days when the little roly-poly lady named Victoria determined standards for English-speaking peoples.

★ ★ ★

BEGIN THIS walk at 1074 Guerrero, where the Korean United Presbyterian church, built in 1895, has Gothic and Romanesque details more likely to be found in a British country parish than on an old Korean scroll. Half a block south at 3552



23rd, the corner grocery housing an Arabic record store and Three Bags Full craft shop dwell beneath several apartments in an 1880 structure with noble Italianate slanted bay windows and Queen Anne turrets.

The next two unusual Victorians are 3507 and 3505. The peaked roof and pointed corner tower is Queen Anne, while the facades are ornamented with carved scrolls and floral patterns a la Eastlake. Notice the Italianate houses numbered 3366 and 3350, the apartments at 3327 and in the next block the "glow from the ripely colored" Victorians at 3326, 3330 and 3336. All three have been lovingly restored by the same owner.

Cross Mission and walk to the corner of 23rd and Capp streets to see the shingled Queen Anne tower adorning Mission United church.

★ ★ ★

THEN FOR the climax to this walk, turn north on Capp to find a cluster of ten Stick - Eastlake houses numbered 719-765, all that remain of 14 built here in the 1890's. Delicate carvings and bold "Stick - work" emphasize the edges of each house.

"In the past decade" according to the Coalition tour booklet (available through P. O. Box 5817, Stanford 94305) "hundreds of irreplaceable Mission 'Victorians' have been replaced by gas stations or expensive apartments, thus removing needed family housing and threatening the historic identity of the Mission community."

It could also have pointed out that in the gracious Victorian age, stables and blacksmithies, the counterpart of the contemporary gas stations, were hidden on back alleys.

Arsonists Burn S.F. Church

A Gay Oriented Membership

By Duffy Jennings

Arsonists using prayer books for fuel set a three-alarm fire early yesterday that destroyed the historic Metropolitan Community Church at 1074 Guerrero street.

Arson inspectors said three separate blazes were set in the three-story church, which has a predominantly gay congregation.

It was the fourth fire to strike a Metropolitan Church Community facility in the country within the past seven months, two of them in San Francisco.

FIRE

A recent fire in a New Orleans tavern killed 32 persons, many of them members of the church attending their customary Sunday night buffet.

The mother church of the gay-oriented church was leveled by an arson fire in Los Angeles last January, and the church's community service center at 150 Sixth street here was gutted by fire earlier this year.

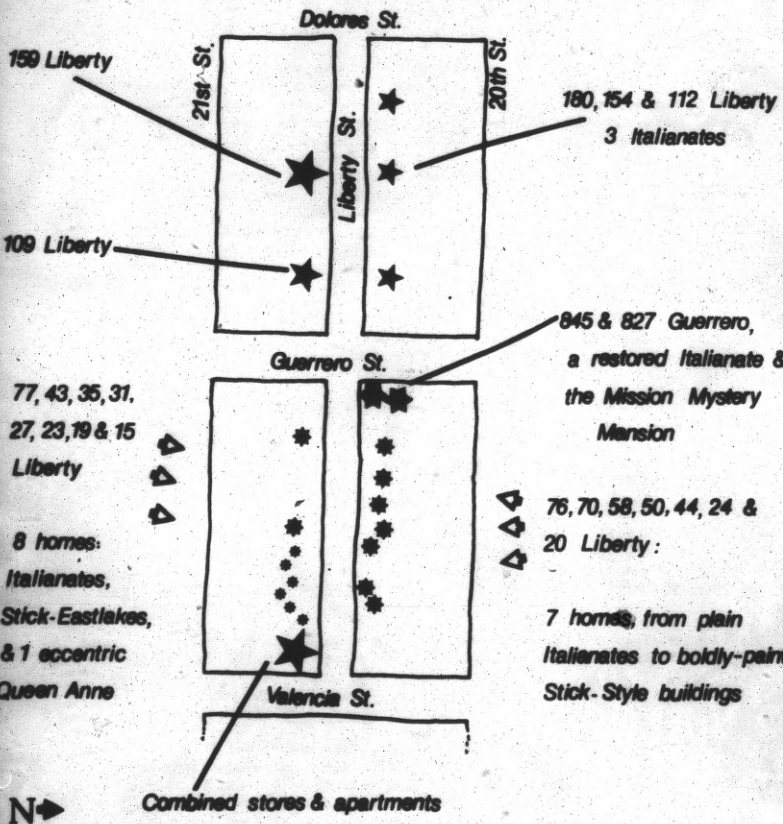
"There's no doubt this is part of a kind of bigotry," said Supervisor Dianne Feinstein, who attended services at the 71-year-old church with her family last Sunday.

Only a shell remained of Metropolitan Community Church after fire

Walking Tour No. 3

Liberty Street

WALKING TOUR 3



Historic Buildings of the Inner Mission

THE TWO BRIGHTEST BLOCKS ON LIBERTY STREET

Surely the most colorful collection of Inner Mission "Victorians" lines Liberty Street between Valencia and Dolores. In a privately-financed example of spontaneous renovation, many of the old homes on these two blocks have been recently painted in rich colors which dramatize elements of the several architectural styles commonly called "Victorian."

Walking Tour Number 3 begins at 956 Valencia, next to Liberty Street. The corner structure, which is now an auto parts supply, was built in 1878. The doorway to the upstairs apartments is elaborately carved, with spindled arches. The square bay windows on the upper floors exemplify the Stick-Eastlake style, which combined flat wooden "stickwork" with carved traceries of scrollwork, leaves and flowers.

Turn left on Liberty and notice the south side of the street, where the eight remaining Victorians were built between 1870 and 1894. The Stick-Eastlake homes at 15 and 31 Liberty Street appear similar, but observe the variety of carvings, window frames, roof lines, and other details possible within the same general style.

The Italianate style, copied from marble villas of the Renaissance era, was popular throughout San Francisco. Several variations are shown on the Walking Tour. In this block, 19, 23, 35, 43 and 77 Liberty contain similar Italianate aspects: tall doorways with decorative porticos, a false facade above the roof and slanted bay windows -- a San Francisco invention used to increase light in the foggy City.

The latest home on this block is 27 Liberty Street. By the time it was constructed in 1894, the British Queen Anne style had undergone a thorough adaptation by San Francisco craftsmen. On this home, they added a Romanesque arch over the front door and outlined the structure with many "stickwork" details.

On the north side of this block are seven contrasting historic homes, both plain and ornate, both shabby and handsomely maintained.

The two at 20 and 24 Liberty were both built in 1879 and are relatively simple Stick-Style structures.

A few houses away, 44 and 50 Liberty, built ten years later, show the elaboration wrought by Bay Area designers. The Period style home at 50 Liberty is particularly indicative of local ingenuity, with its Tudor arched window, Queen Anne shingling, Eastlake carvings, and Stick-Style details, all emphasized by its startling lime and white paint.

Both 58 and 70 Liberty have elaborate Italianate details, recently enhanced by rich hues. Surprisingly, the relatively simple Italianate at 76 Liberty Street was built more recently than its more ornate neighbors.

Look north, where Liberty crosses Guerrero, to see two more historic homes of the Inner Mission. Because Guerrero is divided, there is no crosswalk at Liberty, and walkers should either dart across carefully or use the pedestrian way at 20th Street.

The flat-front Italianate at 845 Guerrero has been lovingly restored, with pleasant landscaping. But it is overshadowed by the immense "mystery mansion" next door at 827 Guerrero. This large home was built in the 1880's and is another combination of styles. It has a Queen-Anne tower, a Gothic front window and a Moorish doorway. Look closely at its arched entryway, where leaves and faces are carved from zinc.

The second block of walking Tour Number 3 has fewer homes of more subdued color. All five -- 109, 112, 154, 159 and 180 -- are examples of the Italianate Style, built between 1870 and 1878. But 159 Liberty ends the tour on a special note -- a frequent guest there was Ms. Susan B. Anthony, who founded the Women's Suffrage Movement.

50 Liberty Street

Give Me Liberty

By Margot Patterson Doss

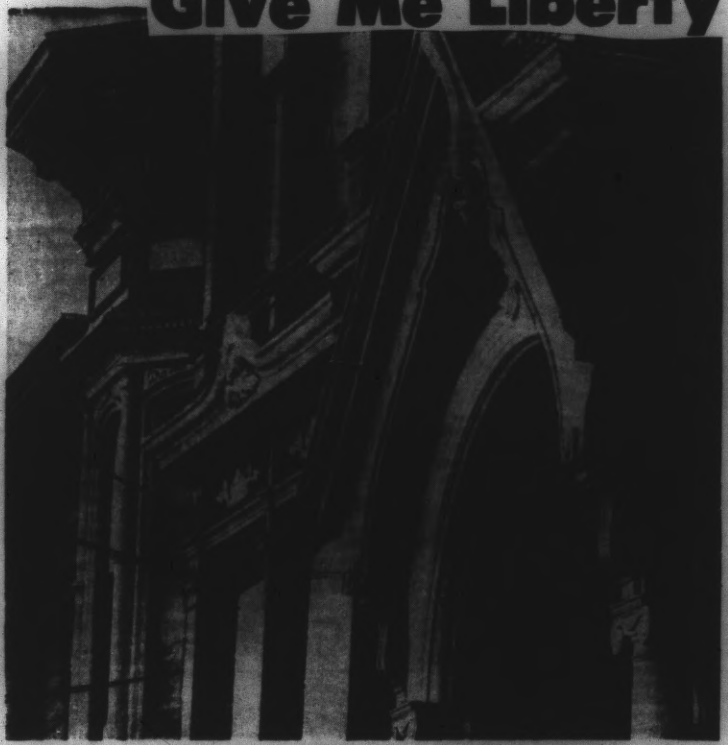
AS THE VOGUE for Victorian houses gathers momentum San Francisco neighborhoods are becoming more colorful. Some of them are even downright gaudy. Which is the way a Victorian house should be, for paint colors in Victoria's prime were primary.

The best new example here, as of this moment, is Liberty street between Valencia and Dolores. Called "The Brightest Blocks," Liberty street has been designated as Walking Tour No. 3 by the Mission Coalition organization.

Like the first two of these tours, this one is the outgrowth of a Community Development grant assisted by Stanford Research Institute. Not long after I described the first ones in this column last spring, planner Judith Waldhorn received a delightful personal memoir entitled "My Early Days in San Francisco" written by Nellie McGraw Hedgpeth and sent along by her son, Professor Joel Hedgpeth, the eminent marine biologist. Nellie McGraw grew up near Liberty at 1136 21st street in the 1870s and '80s when many of these houses were being built. The street life she describes was rich and eventful.

Sidewalks were wooden, for example, and children searched out knotholes in which to play a game called "Buttons," not unlike Tiddlediwinks. Tops, stilts, puppet shows, French and Spanish double rope jumping, kite making, and blind man's buff all spilled out on the streets.

Every house had a play yard, a garden, a backyard or a drying yard for washing. Vacant lots and hilltops were plentiful. So were fruit trees, backyard vegetable gardens, and street peddlers, who hawked vegetables, waffles and ice cream.

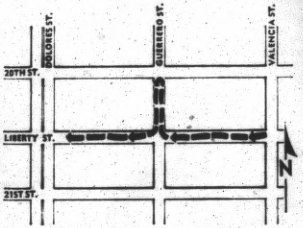


Photos by Arthur Frisch

Porches on Liberty street—'a scene of earlier vitality'

San Francisco At Your Feet

A street from the past



The Mission District location

A window at No. 50

* * *

TO REVISIT this scene of earlier vitality, take the 26 Valencia bus to Liberty street. Walk west uphill on Liberty. One side of the first block has eight remarkable homes, Italianate, Stick Eastlake and an eccentric Queen Anne; the other has seven homes that range from plain Italianate to boldly colored Stick style buildings that the planning committee of the Mission Coalition feels are worth pointing out. I especially like the northeast corner house at Guerrero street, with vestiges of garden on all sides.

Walk a hundred feet north on Guerrero to find two lovingly restored homes, one called "the mystery mansion" (number 827) because of its mysterious combination of styles — Queen Anne tower, Gothic front window and Moorish doorway.

The walker crosses Liberty at his own risk at Guerrero. There is a crosswalk at 20th street. Even here one may have to dart across, for traffic engineers seem to favor the motorist to the detriment of pedestrians.

THE SECOND block of Walking Tour No. 3 has fewer remarkable homes, but if anything, they are larger and more imaginatively decorated.

Notice the red, gold and salmon colors on 120, the blue, white, putty and darker putty colors on 121 and the sign "Built in 1889 for Maggie Cook" over the garage.

Especially remarkable in neighborhood oral history is the fact that Ms. Susan B. Anthony, who founded the women's suffrage movement, often stayed at 159 Liberty. So did several of California's governors. A German industrialist built the blue and white beauty with its round tower. Neighbors delight in its nighttime spotlighting.

New street trees are an indicator of local community pride in the neighborhood. So are the cascades of bougainvillea, honeysuckle, and roses on the tidy blocks. A basketball hoop hiding in a eucalyptus shows that children still play in these streets. The big old palm may have been there when Nellie McGraw came along on her roller skates.

WALKING TOUR 4

Take a walk through mission history

Hill Street & Lexington Street

Inner Mission Victorian Homes

Walking Tour 4

San Francisco's Inner Mission has a little-known legacy from the past: some 250 Victorian buildings chosen in a 1968 survey of structures with historic or architectural merit, Here Today by the Junior League.

The Mission has some of the oldest housing in the City; much of the neighborhood survived the 1906 Quake, the Fire and subsequent attempts by the National Guard to quell the flames with dynamite. Many of these pre-Quake buildings still stand, intact or restored to original splendor, in clusters which retain the Victorian charm of early San Francisco. Two of these clusters are featured in Walking Tour Number 4: an older collection of small Italianates and a decade-newer group of larger homes, including examples of the locally-developed Stick-style. Tour 4 also passes a Victorian trio, two restrained Stick-styles and their neighbor, a corner Eastlake which is eloquent testimony to the flamboyance of San Francisco woodworkers.

"Victorian" is actually an historic era, not an individual style of architecture. During the 64-year reign of Queen Victoria, European building styles were used in the United States, adapted to local tastes and available materials. In the East, brick and stone were most common; here in the West, wood was plentiful, and San Francisco's craftsmen exploited its malleable nature by inventing many kinds of gingerbread decorations.

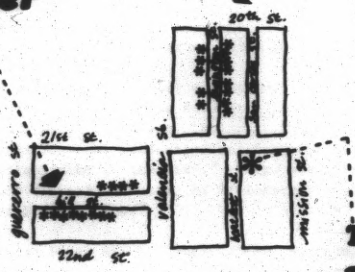
Begin Tour Number 4 at the corner of Guerrero and Hill Streets, between 21st and 22nd. A dozen pre-Quake homes on this block are listed in Here Today. These splendid Stick-style and Italianate houses were all built around the 1880s. On the southern, or odd-numbered, side of this block are seven Stick-style neighbors, all in good repair, and some lavishly restored: numbers 91, 87, 83, 77, 69, 59 and 49 Hill Street. The "sticks" are the flat millwork pieces outlining the windows and the doorway; they both strengthen the framework of the home and accentuate its form.

victorians of the mission

Walking Tour 4

The Lexington Cluster

The Hill St. Cluster



The Corner of 21st & Bartlett

In the second half of this same block are five Italianates, numbers 34, 25, 24, 22 and 16. More delicate than the Stick-style homes on the other half of the block, the vertical emphasis and slanted bay windows of these Italianates are a refined contrast to the sturdy square bays of the Stick buildings.

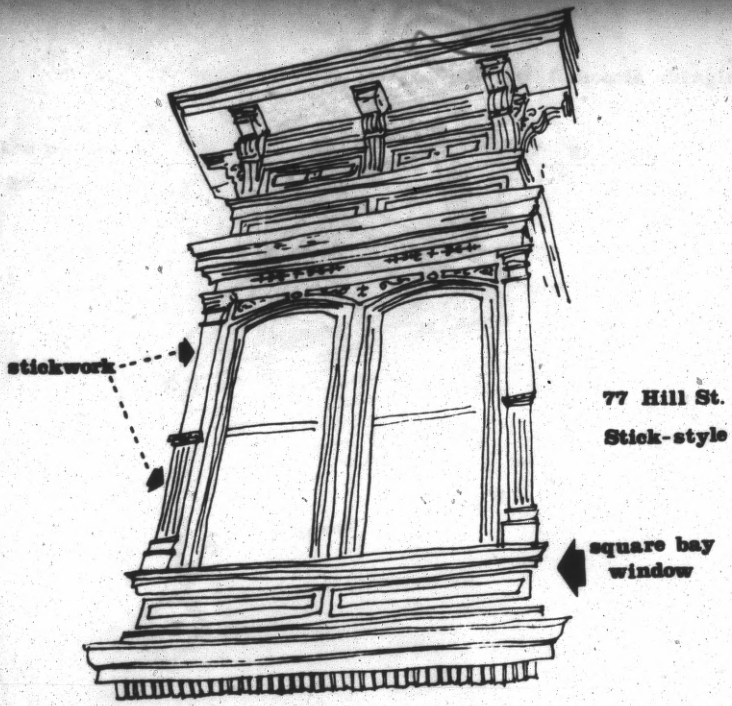
Hill Street dead-ends at Valencia; turn left to 21st Street, and look up at the Griffin Paint Company building, a pink and white whimsey with an arched balcony incorporated into its upper story. As you walk, muse about the past of the Mission; its way of life is exemplified by the two clusters on Tour 4. The houses survive relatively intact to remind us how Victorian San Franciscans lived, but unfortunately, an important remnant of their Nineteenth Century life is now gone.

South of Market and the Inner Mission were the sites of several early-day "resorts", actually elaborate amusement parks. The most popular, according to Oscar Lewis' San Francisco, was Woodward's Gardens, built around 1865 on Valencia Street near Walking Tour 4. The Gardens housed many attractions for children and adults alike on its two blocks, including a museum, a dance hall, theater, restaurant and a conservatory.

Samuel Woodward promoted weekday attendance by commissioning a "palace car", which had a special morning run to the Gardens. Lavishly appointed with carpets, velvet sofas, tapestries and frescoes, the car was designed to "supply a want long felt by the ladies desiring to visit Woodward Gardens at hours when gentlemen are engaged... There will be no disgusting pipe or cigar smoking... The fare will be ten cents, and it is worth the extra five cents to enjoy such luxury."

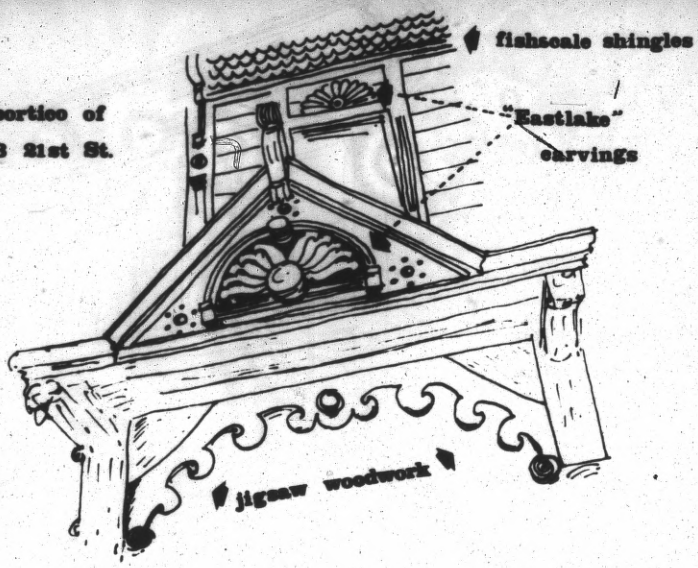
A nearby rival resort was described in the June 4th, 1877 San Francisco Newsletter and California Advertisor, "The Exotic Gardens...fairy surroundings of fountains, lanterns, palms, ferns and beautiful flowers render it the most attractive and innocent resort of pleasure seekers ever established in the City." A few weeks later the same journal reported "A grand concert conducted by Professor R. Herold of the Exotic Gardens, Mission Street...25¢."

These Inner Mission resorts have vanished, but turn right at the corner of Valencia and 21st Streets to see some survivors of that era. A handsome trio of Victorians still stands at the next corner, 21st and Bartlett, on the south side of the street. Although recently protected with new paint, they still seem curiously vulnerable to the onslaught of progress, presaged by their neighbors, a parking lot, a discount variety store and an income tax service.



This trio warrants a close look; the two nearest Mission, 3239 and 3233 21st Street, are comparatively calm Stick-style homes. The one in the middle has a portico, or front porch, supported by carved columns reminiscent of several of the entrances to the Hill Street Italianates. The third house, 3243 21st Street, on the corner of Bartlett, is an older and less sober example of the elaborately-decorated Eastlake.

This style of architecture was suggested by British writer Charles Eastlake, who assured Victorian matrons that good taste was represented by intricately-decorated interior surfaces. He particularly admired scrollwork, flowers, fruits, fans and carved animals and persons. San Francisco woodworkers followed his dictates with enthusiasm, even incising the outsides of their buildings with panels and decorations, well illustrated at 3243 21st Street. Both street facades have "Eastlake" elaborations: jigsaw work around the portico, fans above the second floor windows, fish-scale shingles, delicate oblong floral panels near the roof, a decorated barge-board under its peak and assorted fruits, scrolls and knobs crowding into unexpected corners.



After viewing these three homes, backtrack a few steps and turn north to the 300 block of Lexington, an older, smaller cluster than the one on Hill Street. A short block, the Lexington cluster illustrates both the potentials of inner city restoration and the problems of small homes squeezed between two bustling commercial strips, Mission and Valencia Streets.

Lexington is the site of many "working man's" Victorians; most were built in the 1870s as one-family homes and have since been converted to two flats. The City Directory during that decade lists the names and occupations of some original residents of the Lexington cluster: Henry Ferguson, a plasterer; William Snieder, a waiter; D. G. Waldron, a theatrical and musical manager; William Hughes, a master mariner; J. F. Reilley, a bookkeeper; Rudolph Schmidt, another bookkeeper; and E. Bangs, a storekeeper at the Mission Bay Warehouse.

376 Lexington St.
A flat-front
Italianate

On the left side of the street, look at numbers 376, 342, 338, 334 and 330, built in 1876 as virtually identical flat-front Italianates. They all have the tall, narrow windows, false façades and strong vertical thrust of the style, but they are relatively unadorned, compared to those of Hill Street. Number 330 was recently repainted to resemble a luscious cherry bonbon, chocolate with pink trim. This building is more ornate than its neighbors, with lunette hood molds hovering over the windows like raised eyebrows.

On the opposite side of the block are eight small Victorians of several styles. Number 367 is a flat-front Italianate, with a slanted bay

window pushed out from the ground floor. Almost identical is number 317 at the other end of the block. It, too, is a flat-front Italianate with a protruding bay, but it is also decorated with "quoins", the ornamental wooden blocks outlining each side of the facade.

In between are six more houses: Number 359 is another plain flat-front Italianate, and next door are two "mirror twins"--slanted bay Italianates with identical but reversed floor plans. Further north is another trio, described in Here Today as "chaste, identical false-front Italianates." The stone and wrought iron fences are also original, dating from 1877 when the homes were built.

Mingled with these Lexington Street holdovers from Victorian times are many "misguided improvements", a tactful term for the "modernization" of pre-Quake buildings. During the last four decades, many owners throughout San Francisco "improved" their Victorians: the gingerbread was discarded, and the wooden siding smothered with Johns Manville asbestos, stucco, fake stone or a pre-fabricated front. Sometimes the original wood-frame windows were replaced with cramped aluminum ones, destroying the once-graceful proportions of the house. Entire rooflines were altered, exchanging regular shingles for Spanish-style red tiles.

All of these "misguided improvements" are in evidence on the 300 block of Lexington; as you walk down the street, compare the warmth and intricate decoration of the intact Victorians with those which have been subjected to the faddish whims of modernization. However, some cluster owners are beginning to restore their properties; Lexington Street has much the same potential as Hill Street, for a renovated block of older homes with an intimate scale in an exciting San Francisco neighborhood.

Prepared February 1974 by J. Waldhorn, Urban and Social Systems Division, Stanford Research Institute, National Science Foundation Grant No. GI-40914. Lexington Street research done by Janet Traub, Oberlin College.

Information about The Victorian Alliance

San Francisco Chronicle / Mon., April 23, 1973

A New Awareness of Old Homes

By Ralph Craib

Out in the Mission district these days, they're teaching the kids that history is just down the block or, maybe, even in the house they live in.

There's the fire hydrant at 20th and Church streets, for instance, that the San Francisco Fire Department tries to keep painted gold — it has turned up polka dot, shamrock green and otherwise embossed on occasion.

The hydrant marks the outer edge of the flames when the great conflagration of April, 1906, was prevented from going too deeply into the Mission.

And then there's the house at 139 Liberty street, which may someday become a Women's Liberation shrine. Susan B. Anthony, a pioneer for women's rights, used to be a frequent visitor there during her travels for the cause.

A pole-mounted view at 1348 South Mission street

AWARENESS

The new awareness of history, and a hopeful effort to preserve the buildings which represent it, are byproducts of the ambitious community planning efforts of the big Mission Coalition Organization. The coalition has a primary interest in housing — and there is much good housing potential in the several hundred Victorians in the hazy Mission district.

In approaching the housing problem, the Mission coalition is receiving technical help from the Stanford Community Development Study, which provides expertise and has provided the energy and initiative of Judith Lynch Waldhorn, a planner.

IMPORTANCE

She's a very enthusiastic type, who has catalogued and photographed 325 Victorians, an estimated 10 per cent of all of them remaining in the city. She also has prepared a slide show that is now traveling from school to school to teach children that their neighborhood is important and interesting.

"Preservation is of prime importance out here," says Julianne Bowman, co-chairman of the Mission Coalition's Planning Committee. "We know that when old flat buildings are demolished, they are replaced with plastic apartments that our people cannot afford."

Thus, identifying the old Victorians has two purposes for the coalition: (1) locating and learning about a valuable community resource and helping to preserve it, (2) gathering information about the past for educational purposes.

It has sponsored community meetings of owners of the Victorians, Mrs. Bowman says, and also is sponsoring low-interest rate financing for owners who want to do rehabilitation work.

"We are building pride in our area so that it's not just a barrio," she says. "If our grandchildren can live with enjoyment, we will have made a real accomplishment."

Mrs. Waldhorn's efforts have included preparation of two walking tours to houses and buildings of interest.

SUPPORT

The entire program has the enthusiastic support and endorsement of Betty de Lozada, a native of the Mission, school department official and a member of the City Landmarks Preservation Advisory Board. She sought out the appointment on the city board because the Mission was not then represented. She now is determined "to see that flavor and character of this area is not destroyed."

"All that the people know about the history of the area," says Mrs. de Lozada, "is that the Gray Line buses bring the tourists to Mission Dolores because it is old."

She was the one who arranged to get the Waldhorn slide show into the schools.

"We have seen the kids get turned on to where they live," Mrs. de Lozada says. "They see them old buildings through different eyes."

Betty de Lozada (left), Judith Waldhorn and Julianne Bowman

(58)

History in The Mission

A Tudor at 1164 Shotwell street

Cameo carvings on stained bases at 263-65 Dolores street

A Queen Anne at 1286 Guerrero street

The Victorian Alliance

By Judith Waldhorn

Photographs: Paul Gives

■ The Inner Mission: Potrero-Army-Dolores-Market. Home of the Mission Coalition Organization (MCO), a collection of more than two hundred groups renowned for its five-year battle for the neighborhood – garnering $4 million a year for Mission Model Cities, quashing an inappropriate height limits proposal, forcing the owners of Regal Pale to spend $250,000 to demolish their abandoned Treat Avenue brewery, negotiating with Crocker Bank to provide home repair loans at reasonable rates.

The Mission Coalition is predominantly Latino and includes many recent immigrants from South America, Mexico and Central America. It fights for jobs, housing and education for a constituency with incomes ranging from poverty level to $10,000. An unlikely organization to be involved in historic preservation, perhaps, but an alliance to save the district's Victorian homes and churches is growing in the Mission, and MCO is behind it.

The first sign of concern came last January, when a bold yellow notice was tacked up around the neighborhood: "To all residents, owners and lovers of the many old homes and churches of the Mission. The MCO invites you to a meeting to help the Victorian Alliance preserve our heritage."

Almost one hundred people filled St. John's Episcopal Church on 15th Street for this first meeting. Some were MCO members, and some were also owners or tenants of Mission Victorians. Others were from the City's existing historic preservation groups: Mrs. G. Bland Platt, president of the Landmarks Preservation Advisory Board; Charles Hall Page from the Foundation for San Francisco's Architectural Heritage; and the Western Field Service Representative from the National Trust for Historic Preservation, John L. Frisbee III.

Long-time MCO member Julianne Bowman, a robust woman in a red gingham gown, convened the meeting. "A special survey five years ago found only 2,500 buildings of historic importance in The City which survived the 1906 earthquake and fire," she said. "Ten percent are in our own small Inner Mission, which is full of Victorian flats, cottages, old mansions and churches. I'm a native San Franciscan, but I never realized what treasures we're surrounded with until I went to Washington, D.C. last summer. It really hit me back East, all that marble and little ugly brick buildings and I saw how depressing a city could be. A Mission Renaissance has already started – people are buying our Victorians and fixing them up. MCO supports this movement because we think these old buildings serve an important need in the community."

MCO has been a major activity in Julianne Bowman's life for five years. She co-chaired its Planning Committee during several important victories, including height limits and Regal Pale, and she went to Washington to battle for more subsidized housing.

She doesn't own or live in a Victorian; in fact, she lives in a public housing project in Bernal Heights. "But I love the Mission, and I want people to appreciate it," she said, her eyes flashing behind brown-rimmed glasses as she rumpled her streaked bouffant hairdo.

Some Mission residents have charged that this "Victorian" movement is peripheral to real community problems. Julianne Bowman disagrees. "Sure, these buildings are beautiful, that's one reason we want to save them. Each unique carving, color and detail makes the Mission a pleasure to see and gives us pride in our neighborhood. But most important, these old homes are now providing cheap flats for big families. Lots of Mission people live with

grandparents and aunts and uncles. They can't afford the new apartments, which are too small, anyway.

"In the last decade, only four single-family homes have been built in the whole Inner Mission," she continued. "These Victorians are an opportunity for Mission families, especially those who want to buy two or three flats, fix them up, live in one and rent the others. But if all the old housing in the Mission is torn down, these families will have to move away to the suburbs if they want to become homeowners."

Michael Canfield has rented a flat near Mission Street for ten years. His San Francisco roots reach deep; his grandfather came to The City during the Gold Rush, and Canfield's walls are lined with faded photographs, sketches and sepia daguerreotypes of his ancestors.

During his early childhood, Canfield developed a love for Victorian details when he spent hours photographing old houses with his box camera. His career with charitable organizations led him to Los Angeles, but he missed The City and returned in 1982. He searched for a Victorian to rent and chose the Mission for its weather and variety of housing and transportation choices.

His landlord appreciates Victorians and owns three in a row. Two, including Canfield's, are handsome but restrained Italianates, with subdued columns and decorations. The third, a tribute to the imagination of pre-earthquake woodcarvers, is covered with scalloped shingles, lifelike pineapples and floral swags.

The choice location and zoning of the three houses tempt developers. Both Canfield and his landlord are aware of the problems involved in preserving obsolete Victorian homes on a commercial street. Canfield came to the Alliance meeting to help save old Mission buildings, including his own. "San Francisco has the last remaining collection of wooden Victorians," he said. "Once they're gone, we will have lost something unique and irreplaceable."

Another speaker at the meeting was Betty de Lozada, a longtime Mission resident with curly dark hair and eager eyes peering through granny glasses. She was recently appointed to the Landmarks Board, a position she sought from Mayor Joseph Alioto with characteristic directness, because she felt the Mission District collection of significant Victorian houses and churches had been neglected by City officials. Her own home is filled with memorabilia of her family, which emigrated from France in 1900 and opened several laundries in The City.

As a staff member on the Board of Education Office of Desegregation, she says she feels "especially sensitive to the flight to the suburbs, because it shows in the schools first. Not all families move because of desegregation. Some leave just because they can't afford homes here. These Victorians in the Mission give blue-collar families a chance to buy in San Francisco. The craftsmanship in these

continued

Victorian buildings also shows the valuable contributions made by working people — the carpenters and shipwrights who built these elaborate homes and churches."

Also at the January meeting were Delma and Bill Churchwar, who have restored a trio of Victorians in the heart of the Inner Mission on 23rd Street.

Their buildings glow with color, like three jelly jars held to the sun: apricot, grape and raspberry. Completed, their restoration appears effortless, but the Churchwars tell a long story of the sacrifice, work and satisfaction involved. About six years ago, Delma Churchwar decided to open a shop in the Mission, a neighborhood she felt was "on the way up." She saw a Victorian Italianate for sale on 23rd Street, behind the Mission Street Woolworth's. The house was "a derelict," she said. "All the windows were broken and morning glories grew from the moldering refuse inside. We could envision the shop through the dirt, but the owners discouraged us, saying it should be torn down for a parking lot."

After a friendly building inspector found it sound beneath the rubble, the whole family, including two grown children, spent evenings and weekends for almost two years restoring the house. They hauled away more than seven truckloads of rubbish and scraped five coats of enamel from the bannisters. The Second Hand Rose Shop opened in January 1967.

Soon after the store opened, an Italianate two doors west of it was sold to a realtor who wanted to replace it with apartments. When he was unable to buy the buildings on each side, he sold to the Churchwars, who willingly returned to debris boxes and sanding. A week after they found tenants for the restored second house, the owner of the middle Victorian, an 1878 stick-style, said he was moving to Ireland and offered his building to complete the trio. The Churchwars bought it and put in more months of work to refurbish it.

Bill Churchwar, a teacher, did most of the painting and landscaping himself, and the jelly jar colors were his own concoction.

The Churchwars have made an emotional and financial commitment to the neighborhood. They came to the January Alliance meeting to encourage others: "All you need is a little cash, a lot of energy and a large debris box, and a historic piece of San Francisco can be yours."

Christen Wegener, a stockbroker at First California Company, is a Danish expatriate who has been a confirmed San Franciscan since 1982. From his office in the Bank of America he can see his three-story Italianate on Treat Avenue. When his workday ends, he replaces his skinny-tied, dark-suited stockbrok-

continued

"These Victorians in the Mission give blue-collar families a chance to buy in San Francisco."

er costume with frayed cut-off Levi's and a denim jacket medallioned with cavalry buckles and a Maltese Cross. He is a familiar sight on the street as he pedals to MCO meetings on his three-speed Raleigh.

Wegener says he decided to buy a home in the Mission because he thought "the Latin people are easier to get along with. The families have better parental control, and the children are gentler and less destructive." Even though he is a middle-class professional, Wegener could not get a loan. One bank official told him, "The Mission is an undesirable neighborhood. You don't want to live in an old house surrounded by minorities."

He invested all his savings in the house. After he moved in, he found many repairs necessary, including paint and a new electrical connection. He asked one bank for a home improvement loan, which was flatly refused by a bank officer, again using the Inner Mission location as justification. Finally, the Crocker Bank loaned him $2,000, from $1.5 million earmarked for the Mission after lengthy negotiations by MCO.

Wegener's renovation efforts have been eclectic, definitely not in the tradition of restoration of original character. He panelled the inside with rough-sawn redwood, edged with intricate hand-carved scrollwork reminiscent of a Russian country villa. He and several friends brought field stones from a Lake County riverbed to remodel a spacious rustic bathroom overlooking a ferny garden, brick-paved in formal patterns. At a garage sale he found a ten-foot carved Greek mirror, which he installed in the dining room to remind him of the Christianborg Palace in Copenhagen.

Wegener joined MCO in 1971, for help and advice. He says he wants to work with the Victorian Alliance, to "perpetuate reminders of our past, a glorious and romantic era."

Jerry and Toby Levine moved from a Russian Hill rental to their home on Guerrero Street almost six years ago. They are professionals without children and could have lived anywhere in San Francisco. Their Mission Italianate was the most interesting home they found for sale.

Jerry Levine is head of an international economic consultant firm. His wife is a teacher. Although she had taught at Horace Mann Junior High School for three years before they moved into the neighborhood, they didn't know much about the Mission before they bought their house. They are pleased with their choice. "The weather is astonishing. We almost live outside in the garden. The Mission is really a neighborhood, in the European or Latin American sense. It's so diverse, with its many small shops, mingled with homes."

continued

The house was sound when they bought it, but they put in some new flooring and added electrical circuits. They have completely relandscaped the garden, which now has flowering bushes and delicate birch trees near the restored carriage house on their double lot.

Toby Levine has spent two summers investigating the history of the house, and already her notes fill a thick binder. Through painstaking research, she found the grandson of the first owner, Frank G. Edwards, who revealed the reason for the opulence of their downstairs flat – the owner imported tapestries and established California's first wallpaper factory. The walls and ceiling of the Levine's parlor are covered with two gilt-laced floral patterns, which were used during the Victorian era of decorative exuberance "to make the room look busy and interesting." The builder also installed carved gold and rosewood mirrors, marble fireplaces and tapestries, which still line the floor. Edwards' grandson was born in the house and recalls that the parlor was always locked, which accounts for its pristine condition after almost a century.

The Levines work with the MCO Planning Committee, which Toby has chaired since September 1971. They believe the Mission Victorians are worth preserving for their esthetic contribution to the City and for the quality of living they provide. However, they also insist that saving Victorians is only one part of a comprehensive strategy to make better housing available for all Mission residents.

The formation of the Victorian Alliance was spearheaded by members of the Mission Coalition Organization. Preservation is also a concern of the broader Mission community. As MCO President Carlos Carillo expressed last June when he testified at a Congressional hearing in Washington, D.C., "Housing for low and moderate income Mission families has been a high priority of the MCO for the last four years. The difficult housing problems we face are over-crowded living conditions, high rents for dilapidated units and a vast need for rehabilitation of homes. However, the Mission is also a good neighborhood with a high potential for improvement. There are many Victorian houses which can be repaired and which can add to the beauty of the neighborhood."

Organizing the Victorian Alliance took several months, during which MCO members presented slide shows and compiled a booklet, "Take a Walk Through Mission History," to encourage interest in the neighborhood. Mai Coggin, a Castro Street realtor, was elected chairperson in May.

A native San Franciscan and a Mission District resident, she became interested in Victorians during the 1950s, when she was studying toward an M.A. in history at the University of California at Berkeley and began photographing old homes and public buildings in San Francisco. Many of the buildings in her slide collection have since been demolished, and she treasures these reminders of a vanishing past.

Mai Coggin and her husband, Earl, live in a modern apartment which she calls "an efficient and adequate shoebox," with a 180-degree view. Their visitors are awed by downtown vistas, but the Coggins find themselves looking as often toward the peaked Victorian cottages ranked in rows from Bernal Heights to Dolores Street.

Several years ago Mai switched careers, giving up high school teaching to join her husband's real estate firm. She says she has found that many young people are fascinated by Victoriana, and she is enthusiastic about the educational projects of the Alliance. "California is a mobile society," she said. "Many youngsters here know no old people and see no old buildings. They live in an unreal, throwaway world. No community can give sustenance to its residents if it offers no sense of the past. That's why these Victorians are so important; we are saving part of our personal history."

The fledgling Victorian movement is gaining momentum. With the help of MCO in negotiating with local banks to provide reasonable repair and home ownership loans and in working to change tax laws and zoning which make the maintenance of older homes difficult, the Alliance hopes to clear the way for a true Victorian Renaissance in the Mission.

And, in addition to continuing its activities in that neighborhood this fall, the Victorian Alliance has plans to expand into Eureka Valley, Noe Valley, Upper Market and Haight-Ashbury – areas of The City where Victorians seem most vulnerable. As in the Mission, this will involve preparing slide shows, walking tours and other educational programs for neighborhood residents and others interested in preserving The City's Victorians. □

JOIN THE VICTORIAN ALLIANCE

HELP US SAVE HISTORIC BUILDINGS OF SAN FRANCISCO

THE VICTORIAN ALLIANCE, 4143-23rd STREET, SAN FRANCISCO, CALIFORNIA 94114

_____Please send me more information about the Victorian Alliance.

_____ I would like to join the Victorian Alliance as a (check one)

____Sr. Cit/Student ($2.50/year) _____ General ($5/year)

_____ Sustaining ($10/year)

NAME_____PHONE_____

ADDRESS_____ZIP_____

San Francisco Victorians

Stanford Research Institute, through a grant from the National Science Foundation, has prepared several booklets about historic preservation and Victorian architecture in San Francisco.

Title	Quantity	Total
Take a Walk Through Mission History, five self-guided walking tours, 32 pages, $1 each.	_____	$____
Historic Preservation in San Francisco's Inner Mission, a neighborhood history, ideas about preservation in the inner city, a bibliography and the Walking Tours above, 62 pages, $2 each.	_____	$____
Walking Tour Guidebook, a tourleader's guide to four Inner Mission Walking Tours, 60 pages, $2 each	_____	$____
An Amateur's Guide: Victorian Research in San Francisco, 32 pages, $1 each.	_____	$____
	TOTAL $	_____

Please make checks payable to "SRI - Victorian Booklets." Send this order form to Victorian Booklets, M2309, Stanford Research Institute Menlo Park, CA 94025. Price includes postage. No sales tax is necessary.

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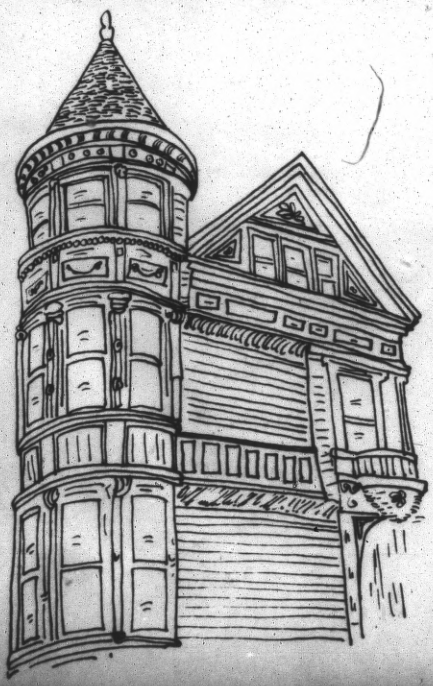
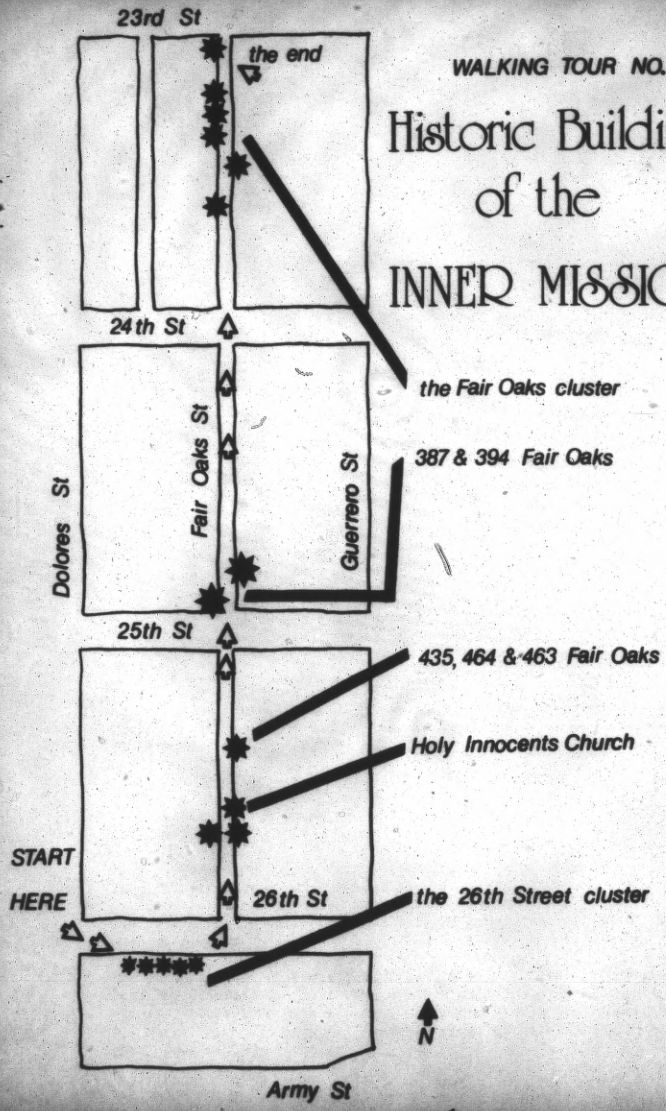
TAKE A WALK THROUGH MISSION HISTORY



WALKING TOURS THROUGH SAN FRANCISCO'S INNER MISSION

WALKING TOUR NO. 1

Historic Buildings of the INNER MISSION



HISTORIC BUILDINGS of the INNER MISSION

The beautifully embellished old homes of San Francisco are usually called "Victorians," a term embracing several architectural styles which in the City have been used in unique and eccentric ways.

A few years ago, this fast-dwindling heritage was surveyed. The results, Here Today: the Architectural Heritage of San Francisco, found about 2500 "Victorians" of special significance still left in the City. More than 200 are within the Inner Mission neighborhood, bounded by Dolores, Army, Potrero and Market Streets.

Walking Tour Number 1 offers a breathtaking concentration of handsome Victorian homes within a few short blocks.

Begin at the corner of Dolores and 26th Street and walk east, toward Potrero Hill. On the right is the 26th Street cluster of five Italianate cottages. All were built in 1887, and at first glance they appear identical. But look carefully at the doors and windows to see the variety of detail used in these relatively unadorned homes.

Turn left on Fair Oaks, a remarkable Mission side street with many splendid examples of pre-Quake architecture.

The 400 block of Fair Oaks has one of the dozen historic churches of the Inner Mission, Holy Innocents Episcopal, built in 1890, a year commemorated on its decorative door-pulls. This Gothic style church at 455 Fair Oaks has delicate windows of stained glass hidden behind its side shrubbery.

Two versions of the Stick-style are located on this block, at 464 and 435. This style is one peculiar to San Francisco, where local ship-builders added decorative wooden "stick-work" embellishments in a stylized pattern, to emphasize the structural framework of the home.

The Stick-style was further complicated by the addition of elaborate carvings, shown at 463 Fair Oaks. The Stick-Eastlake style of architecture was named after a British Victorian interior decorator, Charles Eastlake.

Move on to the next block of Fair Oaks, where the corner home, 394, illustrates one of the most spectacular Victorian styles, Queen Anne. A corner tower and a peaked roof-line are some typical aspects of this mid-1890's house, which also has several panels carved in the Eastlake manner.

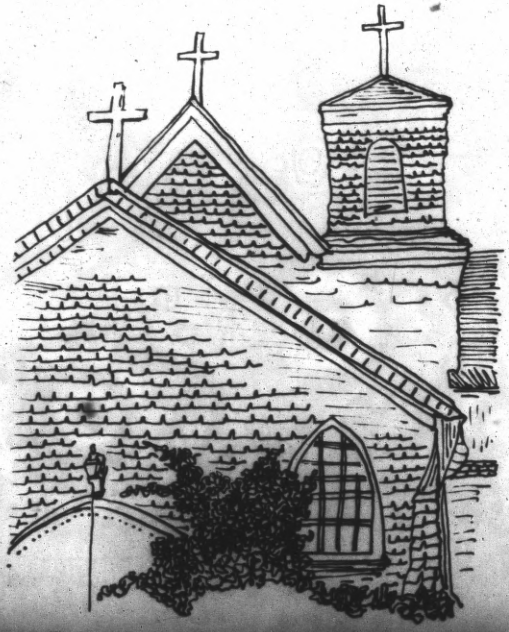
Across the street, 387 Fair Oaks is a less elaborate example of Eastlake decoration, its facade covered with sculptured flowers and scrolls. This lovely home sits in the shadow of a vast apartment building, illustrating an economic force endangering historic homes in the Mission and throughout San Francisco.

The final block of the Fair Oaks tour contains a cluster of six historic homes. The Italianate house at 260 was built in 1870 and has many delicate details and the slanted bay windows typical of the style. Across the street, 223 illustrates the more stark Stick-style home, with squared window bays and sparse carvings.

The last four historic homes offer a startling view of the contrasts made possible by careful restoration. Although 212 Fair Oaks is a modestly-decorated Italianate, its painstaking exterior painting gives the house a startling visual effect.

Next door, the 1870 Stick-style at 214 Fair Oaks was called "one of the oldest, best-preserved in the area."

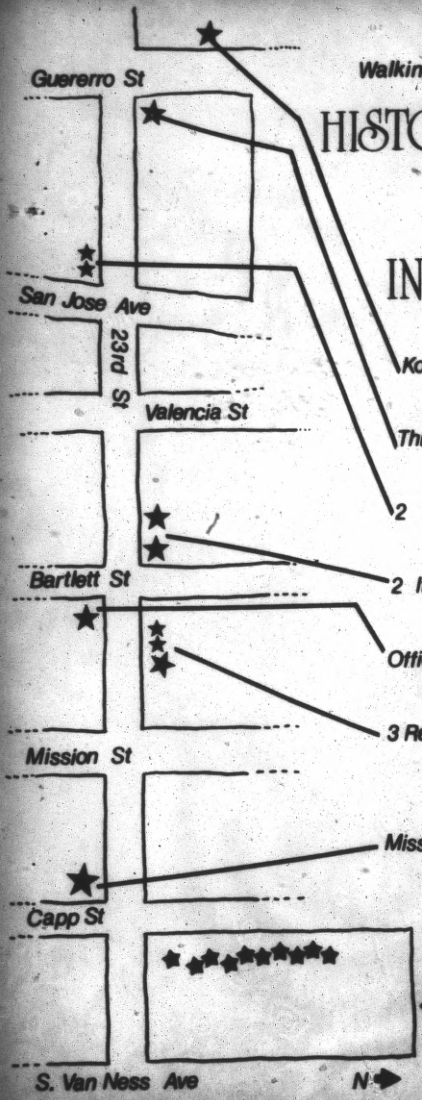
The two remaining buildings in the cluster are 210 and 200 Fair Oaks. The basic plans of these two Stick-style buildings are identical, but observe the difference made by careful restoration. While 200 appears subdued, the painting of 210 is a celebration of the style, with its "stick-work" and carved decorations underlined by the emphatic contrast of black and white paint.



church
455 fair oaks

Walking Tour No 2

HISTORIC BUILDINGS OF THE INNER MISSION



Korean Church, 1074 Guererro

Three Bags Full & Apartments, 3552-23rd St

2 Queen Anne-Eastlake homes, 3503 & 3507-23rd St

2 Italianate Homes, 3366 & 3350-23rd St

Offices & Apartments, 3327-23rd St

3 Restored Victorians, including the Second Hand Rose Shop

Mission United Church, 3231-23rd St

The Capp Street Cluster of Stick-Eastlake Houses, 719-765 Capp St

TAKE A WALK THROUGH MISSION HISTORY

Some of San Francisco's oldest buildings are in the Inner Mission, bounded by Dolores, Market, Eleventh, Potrero and Army Streets. The 1906 Earthquake did not damage the neighborhood much, and the fire was halted near 20th Street, leaving hundreds of Mission "Victorians" unharmed.

The legacy of age and efficient firemen is a wealth of fine old homes and churches, which have survived in the Inner Mission since the late Nineteenth Century. Often these carved and shingled wooden structures are called "Victorians," because many were built when Victoria ruled the British Empire. But actually they represent a variety of styles, some imported from the Continent, and others invented in San Francisco by unemployed shipwrights who turned to wood carving.

Recently San Franciscans became aware of their precious historic heritage, when an inventory was published to catalogue this fast-dwindling resource. Here Today (S.F. Jr. League, Chronicle Books, 1968) listed 2500 buildings of historic or architectural merit; about 250 of those, or ten percent, are in the Inner Mission.

Mission United Church, 23rd & Capp Sts.

But words are inadequate to describe these handsome buildings; only walking will reveal them fully. Walking Tour Number 2 begins and ends with two of the nine historic churches in the Mission. Along the six-block route are examples of most of the architectural styles commonly called "Victorians."

Begin at 1074 Guerrero near 23rd Street, where the Korean United Presbyterian Church was built in 1895. This building resembles English country parish churches built during the Victorian era. Both Gothic and Romanesque elements are present in this church, which has a steep gabled roof and arched windows. Observe the carved details which proliferate around the frames of the windows and the front door.

Go south half a block and look to the left toward 3552 23rd Street, where a corner grocery, an Arabic record store and the Three Bags Full craft shop have been installed beneath several apartments. This 1880 structure combines elements of two styles, Italianate slanted bay windows and Queen Anne turrets and window decorations. The porticos leading to the upstairs residences are elaborately carved and well maintained.

Next are two homes at 3507 and 3503 23rd Street. Again a combination of styles, these houses illustrate the Queen Anne peaked roof and pointed corner tower. Each facade is etched with carved scrolls and floral patterns, in the Eastlake manner.

Detail, 3552 23rd st.

Farther along the street are two Italianate houses, 3366 and 3350 23rd Street. Both have the slanted bay windows and delicate carvings inherent in the style, which in San Francisco was copied into wood from Italian Renaissance villas of carved marble. An interesting feature of 3350 are the "coigns," or beveled wooden squares along the corners of the house. In Europe, coigns were important reinforcing stones in the corners of castles. In San Francisco, these wooden replicas are decorative only.

Across the street is 3327 23rd Street, another historic building where stores are combined with second-story apartments.

The glow in the center of the next block comes from three ripely-colored "Victorians," 3326, 3330 and 3336 23rd Street. All three have been lovingly restored by the same owners, who have shown that careful treatment can turn an old house into a successful commercial enterprise. The Second Hand Rose shop sells "pre-owned" clothing for women.

Cross Mission Street and walk to the corner of 23rd and Capp Streets, where a Queen Anne shingled tower heralds another historic Mission church. This structure was built in 1891 and is used by many Mission organizations for community activities.

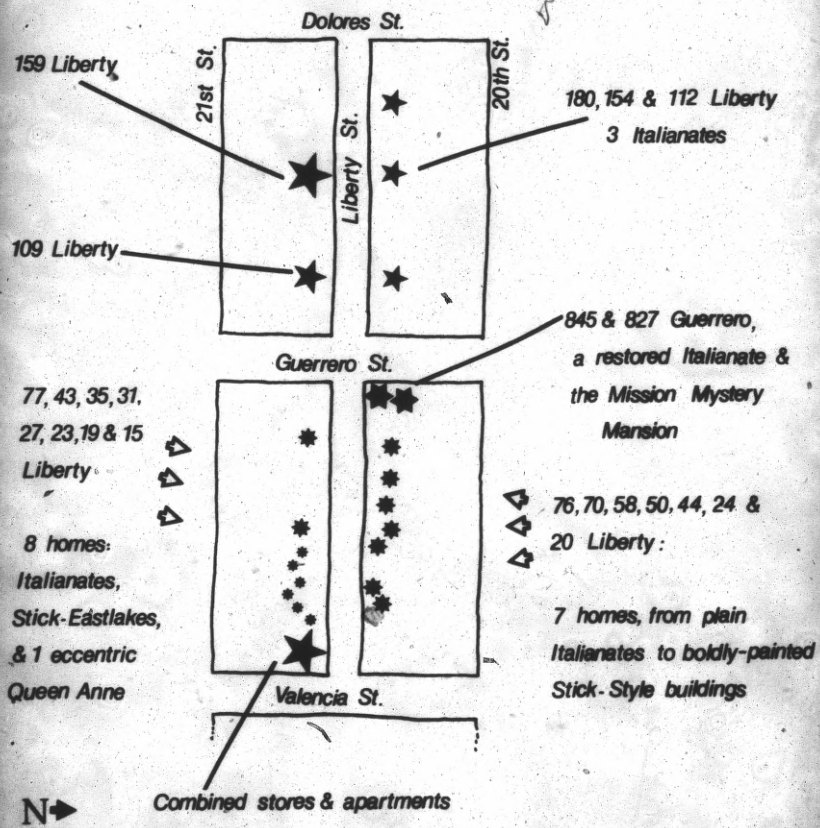
Turn left on Capp Street, to conclude the tour with one of the five "clusters" of historic homes in the Mission. From 763 to 715 Capp Street are ten handsome examples of the Stick-Eastlake style of architecture, with delicate carvings and the bold "stick-work" which emphasizes the vertical edges of each house. When the 1968 survey was taken, fourteen of these homes had survived intact since the early 1890's. Since then, however, four have been destroyed or carelessly remodeled, leaving only ten as a reminder of Mission history.

In the past decade, hundreds of irreplacable Mission "Victorians" have been replaced by gas stations or expensive apartments, thus removing needed family housing and threatening the historic identity of the Mission community.

Some people in the neighborhood want to help save these old homes and churches.

For more information, please call Judy Bowman, mornings, 647-1560 or Christen Wegener, 431-3354, evenings.

WALKING TOUR 3



Historic Buildings of the Inner Mission

THE TWO BRIGHTEST BLOCKS ON LIBERTY STREET

Surely the most colorful collection of Inner Mission "Victorians" line Liberty Street between Valencia and Dolores. In a privately-financed example of spontaneous renovation, many of the old homes on these two blocks have been recently painted in rich colors which dramatize elements of the several architectural styles commonly called "Victorian."

Walking Tour Number 3 begins at 956 Valencia, next to Liberty Street. The corner structure, which is now an auto parts supply, was built in 1878. The doorway to the upstairs apartments is elaborately carved, with spindled arches. The square bay windows on the upper floors exemplify the Stick-Eastlake style, which combined flat wooden "stickwork" with carved traceries of scrollwork, leaves and flowers.

Turn left on Liberty and notice the south side of the street, where the eight remaining Victorians were built between 1870 and 1894. The Stick-Eastlake homes at 15 and 31 Liberty Street appear similar, but observe the variety of carvings, window frames, roof lines, and other details possible within the same general style.

The Italianate style, copied from marble villas of the Renaissance era, was popular throughout San Francisco. Several variations are shown on the Walking Tour. In this block, 19, 23, 35, 43 and 77 Liberty contain similar Italianate aspects: tall doorways with decorative porticos, a false facade above the roof and slanted bay windows -- a San Francisco invention used to increase light in the foggy City.

The latest home on this block is 27 Liberty Street. By the time it was constructed in 1894, the British Queen Anne style had undergone a thorough adaptation by San Francisco craftsmen. On this home, they added a Romanesque arch over the front door and outlined the structure with many "stickwork" details.

On the north side of this block are seven contrasting historic homes, both plain and ornate, both shabby and handsomely maintained.

The two at 20 and 24 Liberty were both built in 1879 and are relatively simple Stick-Style structures.

A few houses away, 44 and 50 Liberty, built ten years later, show the elaboration wrought by Bay Area designers. The Period style home at 50 Liberty is particularly indicative of local ingenuity, with its Tudor arched window, Queen Anne shingling, Eastlake carvings, and Stick-Style details, all emphasized by its startling lime and white paint.

Both 58 and 70 Liberty have elaborate Italianate details, recently enhanced by rich hues. Surprisingly, the relatively simple Italianate at 76 Liberty Street was built more recently than its more ornate neighbors.

Look north, where Liberty crosses Guerrero, to see two more historic homes of the Inner Mission. Because Guerrero is divided, there is no crosswalk at Liberty, and walkers should either dart across carefully or use the pedestrian way at 20th Street.

The flat-front Italianate at 845 Guerrero has been lovingly restored, with pleasant landscaping. But it is overshadowed by the immense "mystery mansion" next door at 827 Guerrero. This large home was built in the 1880's and is another combination of styles. It has a Queen-Anne tower, a Gothic front window and a Moorish doorway.

The second block of Walking Tour Number 3 has fewer homes of more subdued color. All five -- 109, 112, 154, 159 and 180 -- are examples of the Italianate Style, built between 1870 and 1878. But 159 Liberty ends the tour on a special note -- a frequent guest there was Ms. Susan B. Anthony, who founded the Women's Suffrage Movement.

For more information about historic buildings in the Inner Mission and throughout San Francisco, read Here Today by the Junior League, Chronicle Books, 1968. This book is on reserve in the Mission Branch Library, 24th Street at Bartlett, #f 720.9794 / OLSH.

Prepared for the Planning Committee of the Mission Coalition Organization by J. L. Waldhorn, Stanford Community Development Study, National Science Foundation Grant #GI-29925X, April, 1973.

50 Liberty St.